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48 St. Whytes Road, Bristol, BS4 1RZ

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Guide Price £260,000

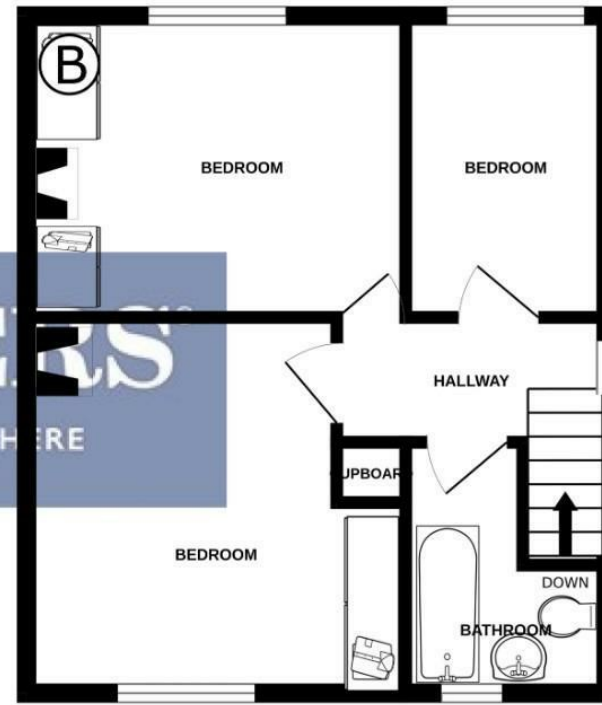
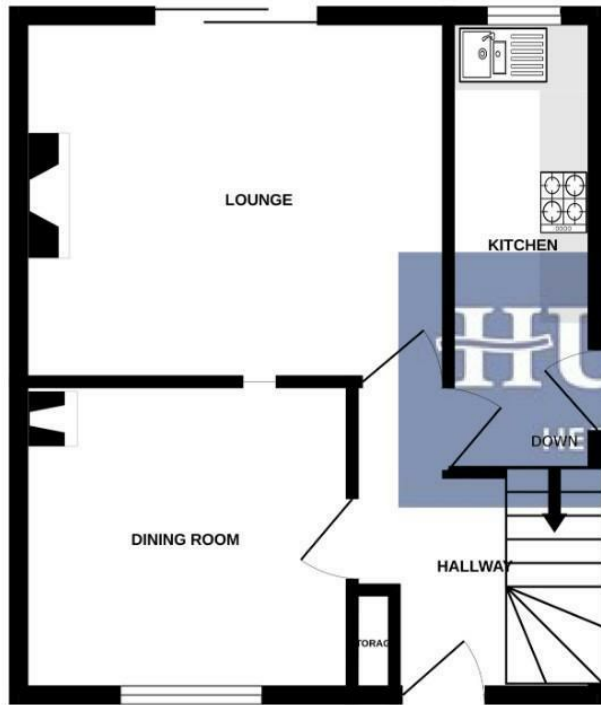
**** NO ONWARD CHAIN **** A spacious, three bedroom, semi detached home in need of modernisation on St Whytes Road Knowle with front and rear gardens. the property also benefits from gas central heating, uPVC double glazing and off street parking . Located close to local amenities with direct transport links into Bristol city centre close by

Internally the property comprises of an entrance hall, two receptions and kitchen to the ground floor. Upstairs you will find three good sized bedrooms and family bathroom. To appreciate all that this property has to offer call Hunters today on 0117 9723948

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Entrance Hall

uPVC double glazed door to front, cupboard housing meters, radiator, stairs to first floor

Lounge

14'7" x 11'6"

uPVC double glazed sliding doors to rear, gas fire with feature surround, radiator, carpet

Dining Room

11'2" x 10'9"

uPVC bay window to front, radiator, carpet

Kitchen

6'3" x 14'2"

uPVC double glazed window to rear, range of wall and base units with worksurfaces above, sink drainer, plumbing for washing machine, cooker, understairs storage, vinyl flooring, uPVC double glazed door leading to the rear garden

Landing

uPVC double glazed window to side, loft access, carpet

Bedroom One

12'5" x 10'10"

uPVC double glazed windows to rear, cupboard housing combi boiler, fitted wardrobes, radiator, carpet

Bedroom Two

11'1" x 10'11"

uPVC double glazed window to front, fitted wardrobes, radiator, carpet

Bedroom Three

7'3" x 10'11"

uPVC double glazed window to rear, radiator, carpet

Bathroom

uPVC double glazed window to front, three piece suite, radiator, tiled floor to ceiling

Front Garden

Enclosed, mature front garden with flower boarders shrubs and trees, gated access


Rear Garden

Enclosed mature rear garden with flower boarders shrubs and trees, shed, water tap, gated side access

Off Street Parking

Situated to the front of the property providing parking for one car

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









