



HUNTERS[®]

HERE TO GET *you* THERE

53 Padstow Road, Bristol, BS4 1EL

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Offers In Excess Of £250,000

**** NO ONWARD CHAIN**** Welcome to this well presented, looked after semi-detached house in need of some internal updating located on Padstow Road in the lovely city of Bristol. This property boasts three cosy bedrooms, perfect for a growing family or those in need of extra space.

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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 entrance door, cupboard housing meters, laminate flooring

living room

13'3" x 12'3"

uPVC double glazed window to front, electric fire with surround, radiator, laminate flooring

kitchen

14'9" x 7'10"

uPVC double glazed window to rear, range of wall and base units with worksurfaces above sink drainer, plumbing for washing machine, space for cooker, space for upright fridge freezer, radiator, vinyl flooring

downstairs cloakroom

low level w.c

landing

uPVC double glazed window to side, loft access

bedroom one

11'2" x 9'3"

uPVC double glazed window to front, radiator, laminate flooring

bedroom two

9'4" x 7'8"

uPVC double glazed window to rear, radiator, laminate flooring

bedroom three

7'10" x 7'5"

uPVC double glazed window to front, radiator, laminate flooring

bathroom

6'10" x 4'7"

uPVC double glazed window to rear, three piece bathroom suite, vinyl flooring

rear garden

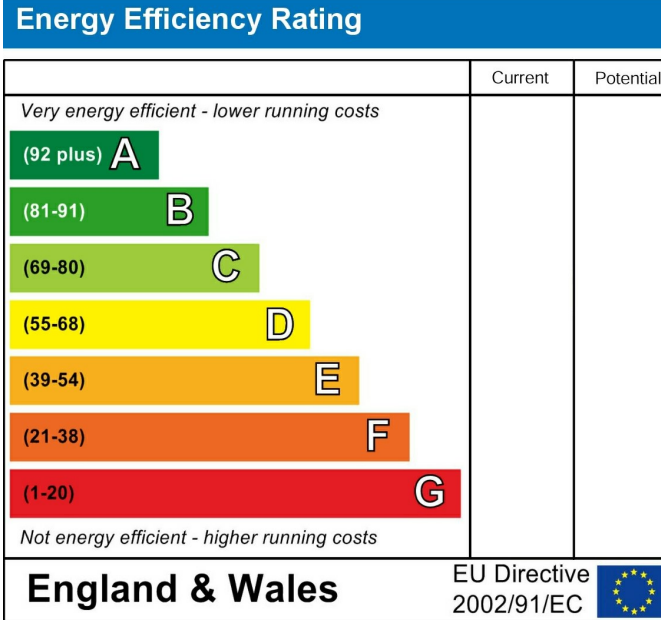
Enclosed with gated side access, laid to patio and lawn

front garden

Partially enclosed with gated access for off street parking

Off street parking

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



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.

