



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

8 Queensdale Crescent, Bristol, BS4 2TN

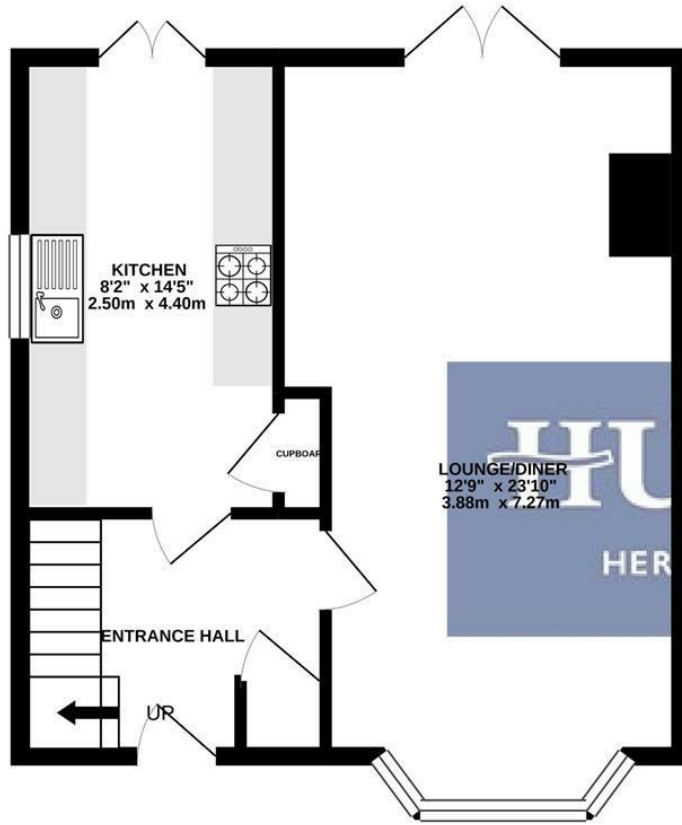
8 Queensdale Crescent, Bristol, BS4 2TN

Guide Price £365,000

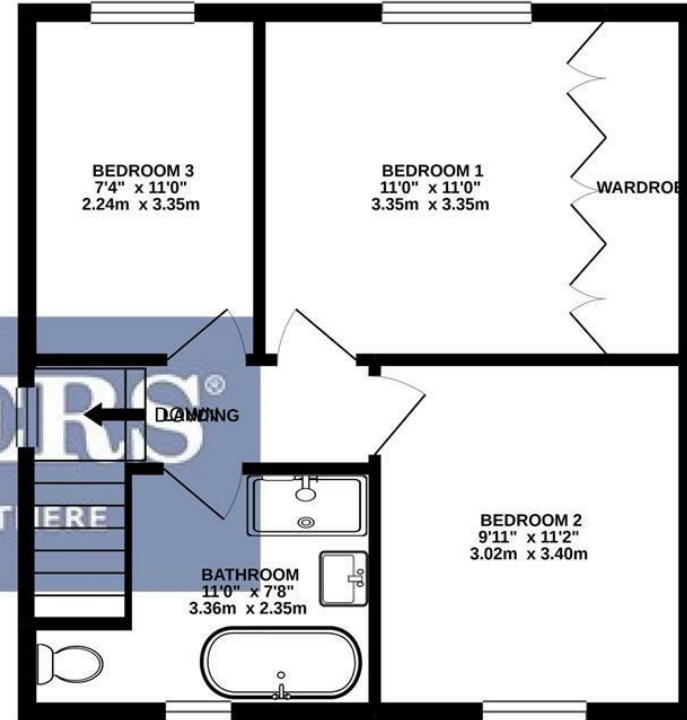
Hunters are thrilled to offer to the sales market this well presented, three bedroom, semi detached home on the ever popular Queensdale Crescent, Knowle Park

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948  
knowle.bristol@hunters.com | www.hunters.com

**GROUND FLOOR**  
468 sq.ft. (43.5 sq.m.) approx.



**1ST FLOOR**  
463 sq.ft. (43.1 sq.m.) approx.



**TOTAL FLOOR AREA : 932 sq.ft. (86.6 sq.m.) approx.**

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			
			82
		61	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### ENTRANCE HALL

PVCu entrance door to front aspect, laminate flooring, access to kitchen and living/dining room, cupboard housing meters, stairs leading to first floor accommodation

### KITCHEN

Large kitchen, matching wall and base units with worktops over, stainless steel 1.5 sink with drainer, gas hob and oven with extractor over, French doors to rear aspect, vinyl tile flooring, plumbing for washing machine and dishwasher, space for low level fridge and freezer, radiator

### LIVING/DINING ROOM

Bay window to front aspect, French doors to rear aspect, laminate flooring, radiator, gas fire, TV point

### LANDING

Carpet flooring, window to side aspect, loft access, access to all first floor accommodation

### BEDROOM ONE

Carpet flooring, window to rear aspect, built in wardrobes, radiator

### BEDROOM TWO

Carpet flooring, radiator, window to front aspect

### BEDROOM THREE

Carpet flooring, window to rear aspect, radiator

### BATHROOM

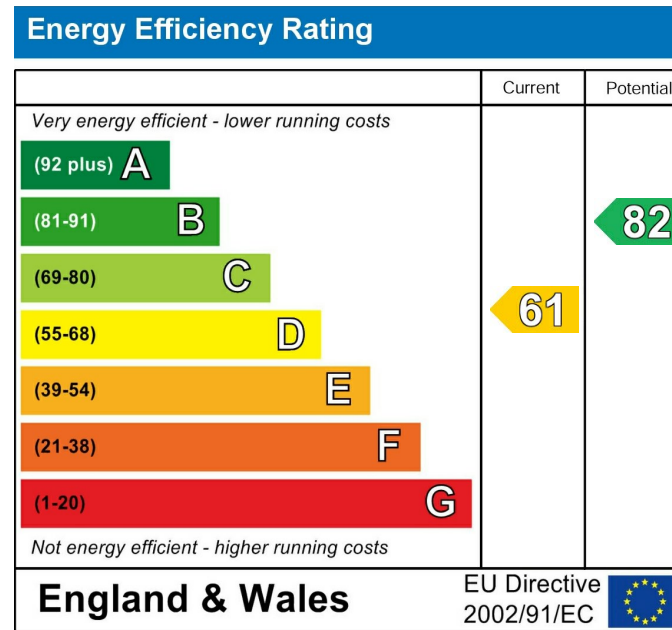
Four piece suite, walk in shower, free standing bath, low level toilet, wash hand basin with vanity cupboard, laminate flooring, towel radiator, window to front aspect

### REAR GARDEN

Large garden, accessible via shared driveway to side of house, providing off street parking for multiple cars, decking, grass area

### OFF STREET PARKING

Situated to the front of the property providing parking for 2 cars



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.





