



HUNTERS[®]
HERE TO GET *you* THERE

32 Manning Road, Bristol, BS4 1FL

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£390,000

Welcome to Manning Road, Bristol - a charming location that could be your next home! This modern semi-detached house boasts 1 reception room, 3 bedrooms, and 2 bathrooms, providing ample space for comfortable living.

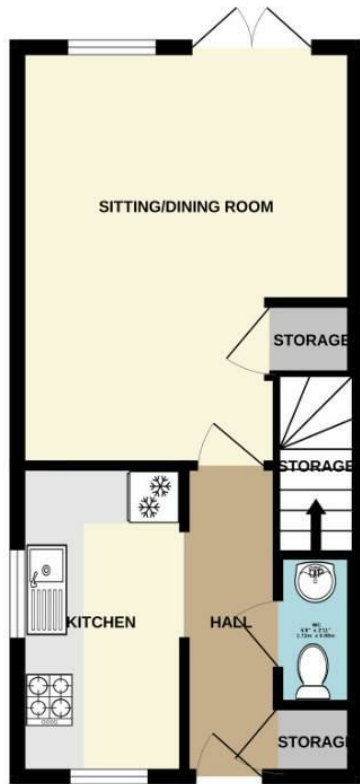
Situated conveniently close to the Imperial Park Retail Centre, you'll have easy access to a variety of shops, restaurants, and entertainment options. The property also offers parking for 2 vehicles, ensuring you never have to worry about finding a spot.

One of the highlights of this property is its picturesque view overlooking green space, providing a tranquil and relaxing atmosphere. Additionally, residents have the exclusive opportunity to rent a community hub, perfect for hosting events and gatherings.

Don't miss out on the chance to make this lovely house your new home in Bristol. Contact Hunters today to arrange a viewing on 0117 9723948 and experience the charm of Manning Road for yourself!

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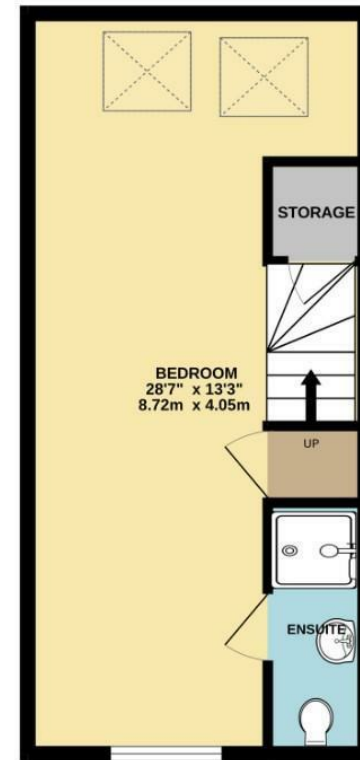
GROUND FLOOR



1ST FLOOR



2ND 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		88	89
(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	

Maintenance Charges- Reviewed Annually

448.53 between 2021-2022

481.53 between 2022-2023

369.93 between 2023-2024

Entrance Hall

Composite entrance , cupboard housing meters, radiator, tiled flooring, doors to rooms

Kitchen

Dual aspect uPVC double glazed windows to front and side, range of wall and base units with worksurface above, hob and extractor, fitted ovens space for upright fridge freezer, plumbing for washing machine, radiator, tiled flooring

Lounge

uPVC double glazed window to rear, radiator, tiled flooring, uPVC double glazed patio doors leading to the rear garden

W.C

low level w.c, was hand basin, radiator, tiled flooring

landing

Radiator, carpet, doors to rooms

Bedroom Two

2x uPVC double glazed windows to rear, radiator, carpet

Bedroom Three

Dual aspect uPVC double glazed window to front and side, radiator, carpet

Bathroom

Jack & Jill effect doors to bedroom two and hallway, three piece suite with mixer shower, radiator, vinyl flooring

2nd Floor Landing

Cupboard housing boiler, carpet

Bedroom One

uPVC double glazed window to front, 2 x skylights to rear, radiator, carpet

En Suite Shower Room

skylight to front, shower cubicle with electric shower, w.c, wash hand basin, radiator, vinyl flooring

Rear Garden

Fully enclosed and mainly laid to patio, door to garage

Garage

Up and over door, power and lighting

Off Street Parking

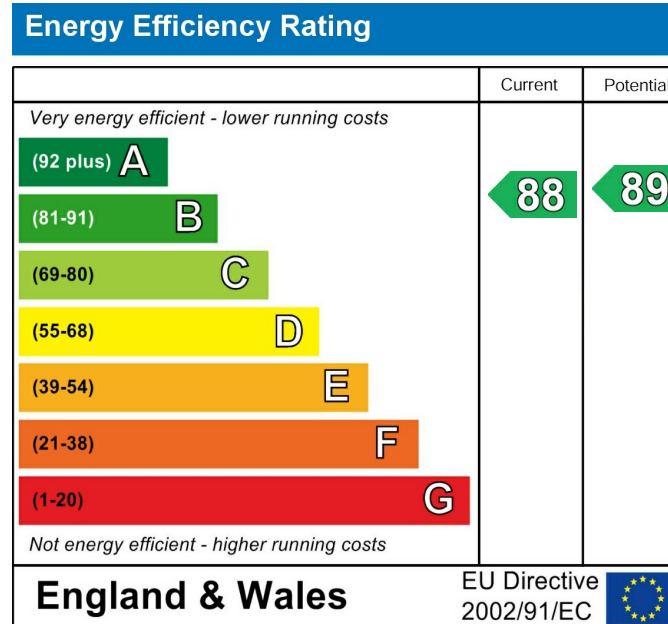
Situated to the side of the property providing parking for one car

Community Hub

Available to rent by residents only

Outlook

The property overlooks green space a local play park



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.



