



Broadbury Road, , Bristol, BS4 1JR

- Three Bedrooms
- Off Street Parking
- Double Glazing
- Gas Central Heating
- Close to Local Amenities
- Semi-Detached
- Front and Rear Garden
- Freehold
- EPC - D

Offers In Excess Of £250,000



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DESCRIPTION

We are pleased to offer this well presented three bedroom home sitting on a spacious corner plot on Broadbury Road. The property is sure to prove ideal for any couple or first time buyers.

To the ground floor the kitchen boasts a modern set of units with built in appliances. The living room offers an aspect over the front and comfortably fits a dining table and living suite. Finishing off the ground floor is WC which is neatly tucked away. Moving upstairs there are three bedrooms, two of which will fit double beds whilst the third is a single/ study. The bathroom boasts a three-piece suite & laminate flooring.

Outside, the front offers off street parking and secure access to the rear garden, which currently offers a good sized lawned area.

Broadbury Road sits in Knowle, an area popular with young couples and growing families, there are plenty of amenities and access links within walking distance. Whilst the popular Broad Walk shopping centre and Redcatch Park both sit under a 10 minute walk away.

Council Tax Band
B

EPC Band - D - Please see below link for the full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/6190-5116-0022-1026-3003>

Tenure
Freehold

Entrance Hall
Double glazed entrance door.

Living Room
14'5" x 12'5"
Entrance door to front, Double glazed window to front, Chimney breast, Radiator, Laminate floor, Opening through to kitchen.

Kitchen
14'5" x 7'6"
Double glazed windows to rear, Door to garden, Matching wall and base unites with worksurfaces above, Space for cooker, Space for upright fridge freezer, Plumbing for washing machine, Laminate floor, Radiator.

Landing
Double glazed window to side elevation, Loft access, Doors to bedrooms, Carpet.

Bedroom One
12'5" x 10'5"
Double glazed window, Radiator.

Bedroom Two
9'6" x 7'6"
Double glazed window, Radiator, Laminate floor.

Bedroom Three
9'2" x 7'10"
Double glazed window, Radiator, Laminate floor.

Bathroom
Double glazed window, Corner bath with electric shower over.

Rear Garden
Enclosed via fencing, Flower borders with bushes shrubs and trees, Wooden gate providing side access.

Off Street Parking
Enclosed via brick walls, Gated opening providing off street parking, Wooden gate providing rear access.





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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Viewings

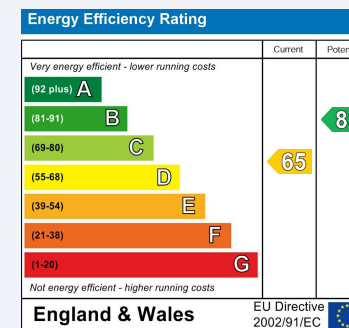
Please contact knowle.bristol@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? 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.



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