

Broadfield Road, , Bristol, BS4 2UX

- No Chain
- Large Garden
- Side Access
- Council Tax Band B
- Three Bedrooms
- Off Street Parking
- Modernisation Required
- Freehold

Offers In Excess Of £290,000



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DESCRIPTION

We are pleased to offer this three bedroom home sitting on a great sized plot boasting parking and large rear garden. Whilst requiring some modernisation the property is sure to prove ideal for anyone looking to make a house their own.

To the ground floor there is a large open plan living/ dining room offering a dual aspect. The kitchen offers a range of modern floor and wall units and affords a view and door out to the garden. 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 and tiling throughout.

Outside, the front offers off street parking for several cars and secure access to the rear garden, which currently offers a good sized lawned area with an open outlook.

Broadfield 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
C

EPC Band - TBC - An EPC report has been ordered.

Tenure
Freehold

Entrance Hall

Living Room
11'6" x 10'7"

Dining Room
14'2" x 10'8"

Kitchen
14'2" x 6'1"

Landing

Bedroom One
13'8" x 10'8"

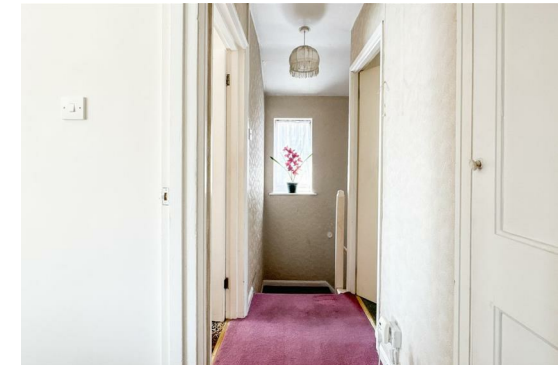
Bedroom Two
10'7" x 9'10"

Bedroom Three
10'8" x 7'5"

Bathroom

Rear Garden

Off Street Parking





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

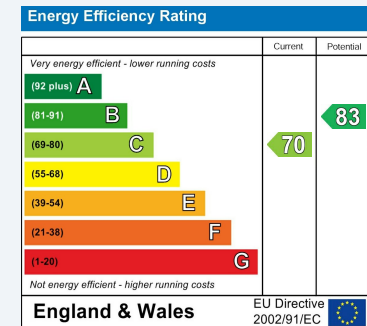
Please contact knowle.bristol@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



308 Wells Road, Knowle, Bristol, BS4 2QG
Tel: 0117 972 3948 Email: knowle.bristol@hunters.com <https://www.hunters.com>

