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26 Conway Road, Brislington, Bristol, BS4 3RF

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£440,000

Welcome to Conway Road, Brislington, Bristol - a charming location that could be your next home sweet home! This delightful terraced house, built in the 1930s/1950s, boasts one reception room, open plan kitchen/dining room, 3 cosy bedrooms, and a modern bathroom.

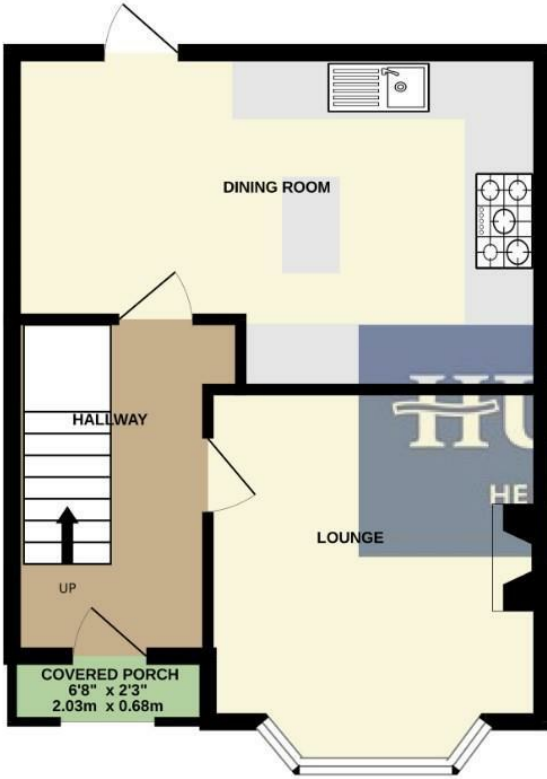
Recently refurbished, this property shines with a fresh appeal, ready for you to move in and make it your own. The rear garden offers a tranquil space for relaxation or entertaining guests, perfect for enjoying those sunny Bristol days.

Conveniently located close to Sandy Park Road, you'll have easy access to local amenities, schools, and transport links. Plus, with parking available for one vehicle, you'll never have to worry about finding a spot after a long day out.

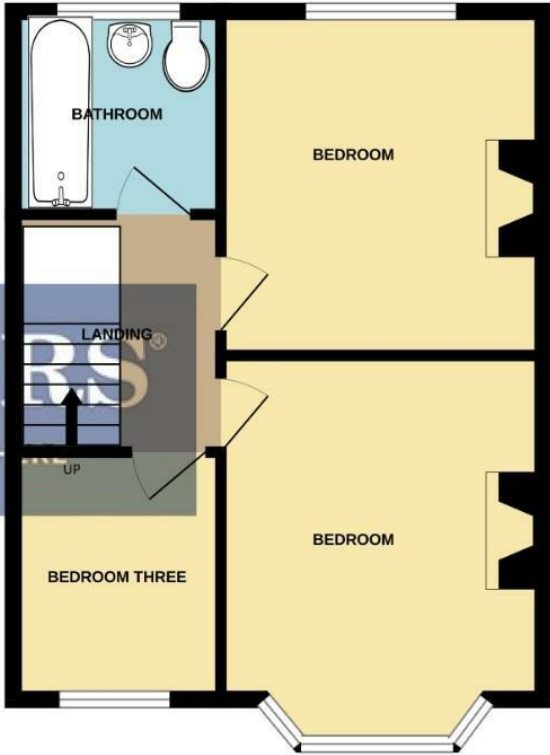
Don't miss out on this fantastic opportunity to own a piece of Bristol's history in a well-maintained and inviting home. Book a viewing today and step into your future at Conway Road!

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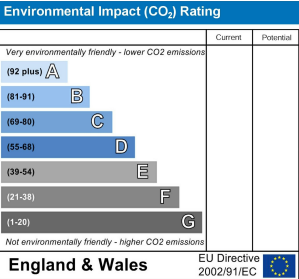
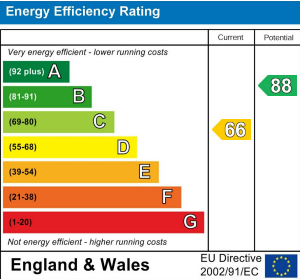
GROUND FLOOR



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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Entrance Hall

Wooden and glazed entrance door, storage under stairs, meter cupboard, radiator, laminate flooring

Living Room

15'5" x 12'10"

uPVC double glazed bay window to front, feature fireplace, radiator, carpet

Kitchen/Diner

19'0" x 13'8"

Open plan Kitchen/Diner, Two uPVC double glazed windows to rear aspect, uPVC double glazed double doors to rear aspect, radiator, matching wall and base units with surfaces above, sink with drainer inset, space for range cooker, integrated fridge/freezer, space and plumbing for washing machine, tiled splash backs.

Landing

loft access, access to all first floor accommodation.

Bedroom One

15'6" x 11'11"

uPVC double glazed bay window to front, radiator. carpet

Bedroom Two

13'7" x 11'8"

uPVC double glazed window to rear aspect, radiator. carpet

Bedroom Three

9'7" x 6'11"

uPVC double glazed window to front aspect, radiator. carpet

Bathroom

uPVC double glazed window to rear aspect, panelled bath with shower, over, pedestal wash hand basin, low level w.c, radiator. vinyl flooring


Rear Garden

Enclosed via fencing, mainly laid to patio with mature plants and hedge borders, storage shed and outside storage cupboard.

Off Street Parking

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.









