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88 Connaught Road, Bristol, BS4 1LJ

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Offers In Excess Of £260,000

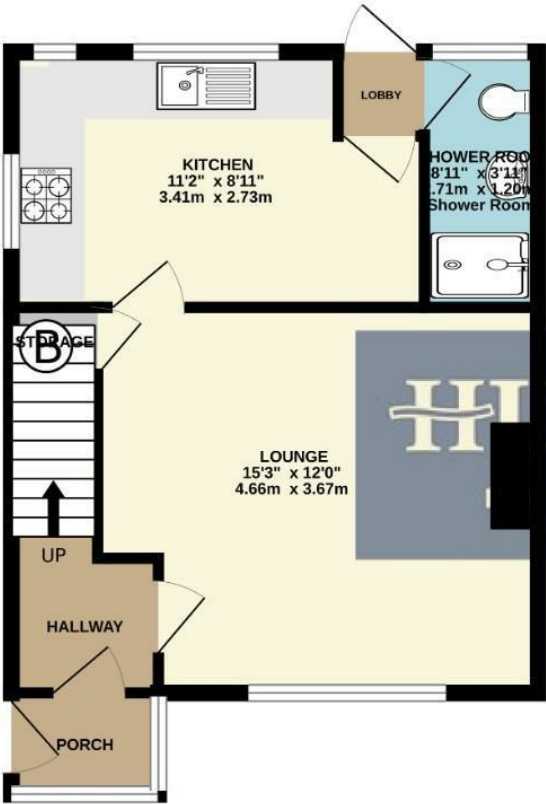
**** NO ONWARD CHAIN**** Hunters BS4 are delighted to bring to the market this well presented, three bedroomed, end of terrace home situated on Connaught road in Knowle. Close to Filwood offering local amenities shops a vibrant community centre and local playpark. The M1 bus route is also nearby providing quick access to Bristol city centre and beyond.

The property itself comprises of an entrance porch, entrance hall, lounge kitchen and bathroom to the ground floor. Upstairs you will find three good sized bedrooms. Further benefits include, gas central heating via a combi boiler, Double glazing, front and side gardens, off street parking and a garage situated to the rear.

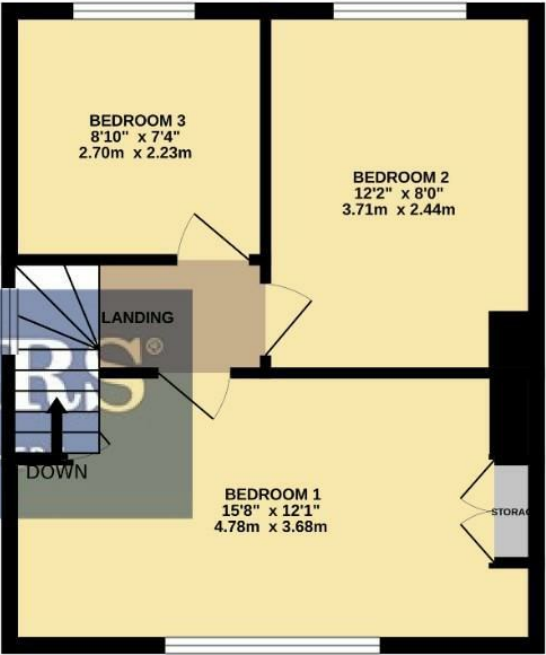
To appreciate all that this property has to offer call hunters today on 0117 9723948 to arrange your internal viewing

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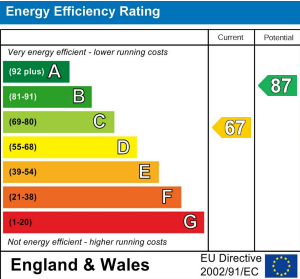
GROUND FLOOR



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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Porch

Double glazed entrance door.

Entrance Hall

Double glazed entrance door to front, Stairs to first floor, Door to Living room, Carpet.

Living Room

Double glazed window to front, Under stairs storage cupboard with combi boiler, Radiator, Carpet, Door to Kitchen.

Kitchen

Double glazed window to side, Double glazed window to rear, Range of matching wall and base units with workspaces above, Stainless steel sink drainer, Space for cooker, Space for upright fridge freezer, Tiled floor, Radiator.

Shower Room

Double glazed window to rear, Separate shower cubical, Low level WC, Wash hand basin, Tiled floor.

Landing

Double glazed window to side, Loft access, Carpet.

Bedroom One

Double glazed window to front, Built in storage cupboards, Radiator, Carpet.

Bedroom Two

Double glazed window to rear, Carpet.

Bedroom Three

Double glazed window to rear, Carpet.

Garden

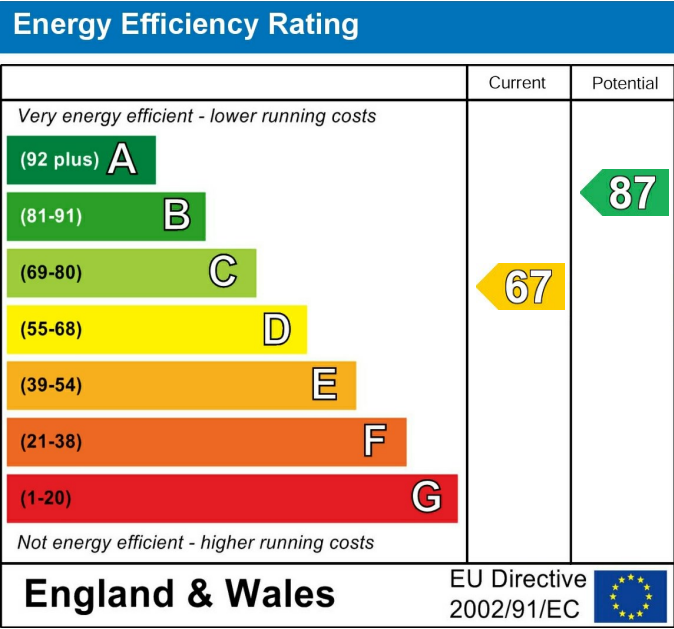
Enclosed via hedges, Trees, Pathway leading to front entrance door, Pathway leading to rear entrance door.

Garage

Situated to the rear of the property, Plumbing for washing machine.

Driveway

Wooden gate providing off street parking and rear access.



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.









