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9 Marston Road, Knowle, Bristol, BS4 2JH

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Guide Price £385,000

**\*\* NO ONWARD CHAIN\*\*** Hunters BS4 are delighted to bring to the market on Marston Road in the charming area of Knowle, Bristol, this Victorian mid-terrace house presents a remarkable opportunity for those seeking a project to transform a property into their dream home. With three spacious reception rooms, this residence offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide a comfortable retreat, while the two bathrooms add convenience for family living.

Although the property is currently vacant and in need of a full renovation, it boasts significant potential for those with a vision. The rear garden offers a delightful outdoor space, perfect for creating a tranquil oasis or a vibrant area for family gatherings.

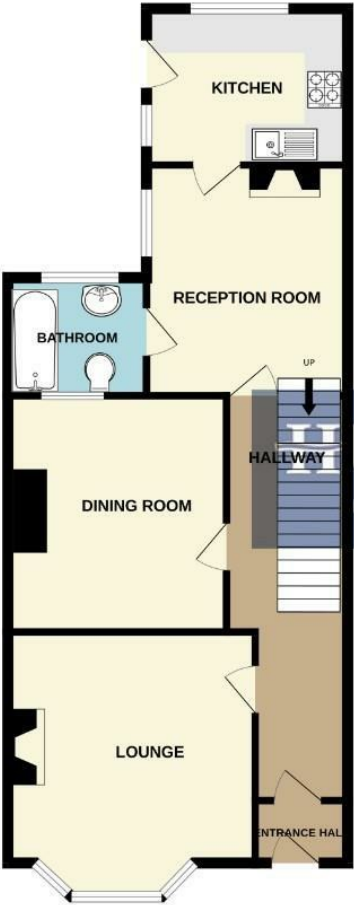
Situated close to local amenities, residents will enjoy easy access to shops, cafes, and parks, enhancing the appeal of this location. Furthermore, the property benefits from excellent transport links, making it easy to reach Bristol Temple Meads and the city centre, ideal for commuters and those who enjoy the vibrant city life.

This property is a blank canvas, waiting for the right buyer to breathe new life into it. With its prime location and potential for renovation, it is an enticing prospect for both investors and families looking to create a home tailored to their needs. Don't miss the chance to explore the possibilities that this Victorian gem has to offer. To arrange your internal viewing call us today on 0117 9723948

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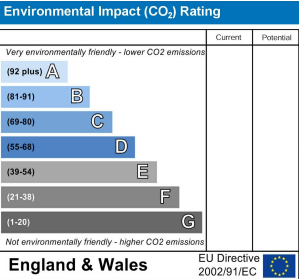
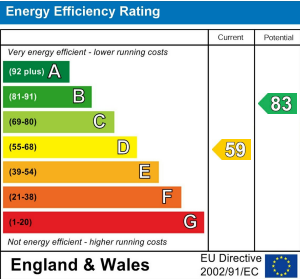
GROUND FLOOR



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 misstatement. 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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**Vestibule**

3'8" x 4'1"  
uPVC double glazed entrance door, tiled flooring

**Entrance Hall**

Wooden and glazed door, under stairs storage, radiator

**Lounge**

12'10" x 12'3"  
uPVC double glazed bay window, chimney breast with gas fire, radiator, carpet

**Sitting room**

13'5" x 10'7"  
Window to rear, chimney breast, radiator, carpet

**Dining Room**

13'10" x 10'2"  
uPVC double glazed window to side, chimney breast, radiator, carpet, door to bathroom , door to kitchen

**Kitchen**

9'6" x 10'0"  
uPVC double glazed windows to side and rear, range of wall and base units, sink drainer, space for cooker, plumbing for washing machine, space for upright fridge freezer, uPVC double glazed door leading to the rear garden

**Bathroom**

5'8" x 5'6"  
Window to rear, three piece bathroom suite

**Landing**

Loft access, carpet

**Bedroom One**

16'5" x 12'11"  
uPVC double glazed bay window to front, uPVC double glazed window to front, chimney breast, radiator, carpet

**Bedroom Two**

13'5" x 10'7"  
uPVC double glazed window to rear, chimney breast, radiator carpet

**Bedroom Three**

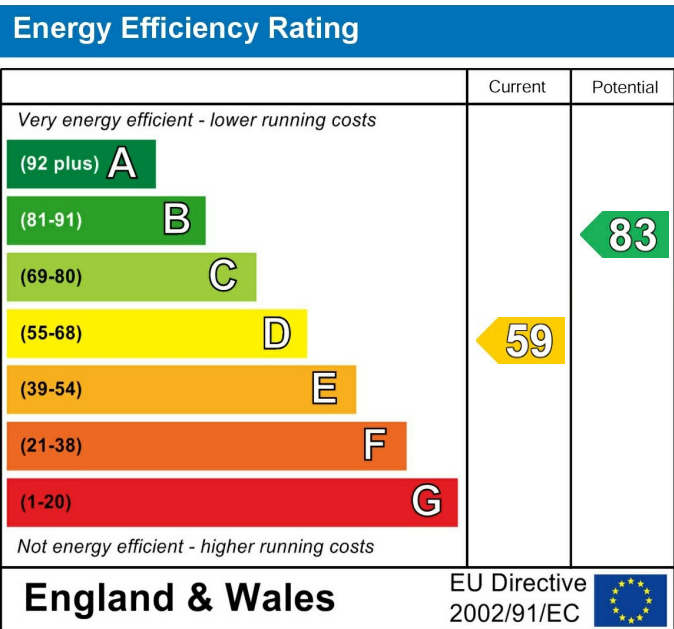
10'2" x  
uPVC double glazed window to rear, Base units with sink drainer, storage cupboard housing combi boiler, vinyl flooring

**Bathroom**

7'9" x 7'0"  
Double glazed window to side, three piece suite, radiator

**Rear Garden**

Enclosed mature rear garden



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.











