



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

1 Greenmore Road, Bristol, Somerset, BS4 2LA

1 Greenmore Road, Bristol, Somerset, BS4 2LA

£599,995

**\*\* NO ONWARD CHAIN\*\*** Hunters BS4 are delighted to bring to the open market this wonderful example of a recently refurbished, to a high standard, larger than average Victorian family home. Situated on the popular Greenmore Road in the heart of upper Knowle.

Close to local schools and amenities with Boardwalk on the doorstep offering a range of shops, bakeries, cafes and other small local businesses. Along with Redcatch park within walking distance. Good transport links to Bristol City Centre and Bristol Temple Meads this property is ideal for growing families who want to make a house a home.

The property itself comprises of a vestibule, entrance hall, living room ,dining room, kitchen/ breakfast room and w.c to the ground floor. Upstairs you will find three good sized double bedrooms with an ensuite shower room to the master and the four piece family bathroom. Further benefits include double glazing, gas central heating and front and rear gardens with rear lane access. Furthermore this property is offered with NO ONWARD CHAIN. To appreciate what this property has to offer, book your internal viewing by calling Hunters today on 0117 9723948.

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948  
knowle.bristol@hunters.com | www.hunters.com



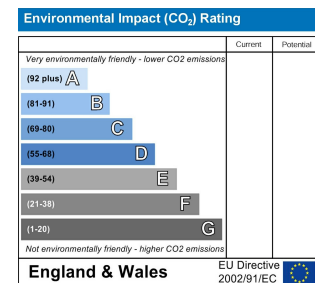
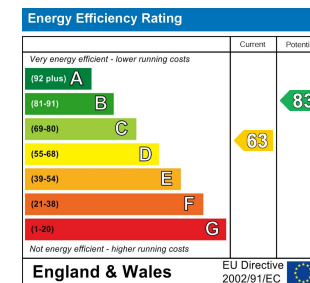
GROUND FLOOR  
755 sq.ft. (70.1 sq.m.) approx.

1ST FLOOR  
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 sq.m.) approx.

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.  
Made with Metagex 6/2025



**Vestibule**

Entrance door, gas meter

**Entrance Hall**

Wooden and glazed door with original stained glass above, radiator, stripped wooden floor, stairs rising to first floor, original cove ceiling, understairs w.c

**Living Room**

uPVC double glazed bay window, fire place and feature surround, stripped wood floors, radiator, original feature coving, original panelled doors

**Dining Room**

uPVC double glazed patio doors leading to the rear garden, radiator, original feature coving and ceiling rose, original panelled doors. stripped wood flooring.

**Kitchen Area**

uPVC double glazed window to side, range of wall and base units, space for range cooker, sink drainer, integrated dishwasher, space for American fridge freezer, stripped wood flooring, uPVC double glazed door leading to the rear garden

**Breakfast Room**

Bi Fold doors opening to the rear, uPVC double glazed window to side, radiator, stripped wood floors

**W.C**

W.c & wash hand basin

**Landing**

Spilt level, loft access, doors to rooms, original panelled cupboard

Loft access accessible with retractable ladder and light and the height amenable to conversion to extra (bedroom and en-suite) rooms subject to planning permission

**Bedroom One**

uPVC double glazed bay window to front, radiator, feature cove ceiling, stripped wood flooring

**En suite Shower Room**

Walk in shower cubicle, w.c, wash hand basin

**Bedroom Two**

uPVC double glazed window to rear, radiator, feature cove ceiling and original panelled cupboard, stripped wood flooring

**Bedroom Three**

uPVC double glazed window to side, radiator, stripped floorboards

**Bathroom**

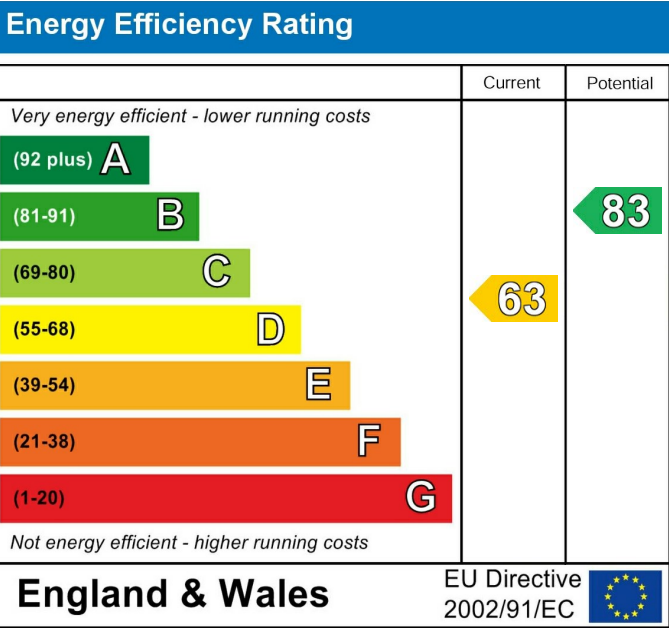
uPVC double glazed window to side, roll top bath, shower cubicle with mixer shower, w.c, wash hand basin, housed conbi boiler, plumbing for washing machine

**Front Garden**

Enclosed with flower boarder shrubs and trees with pathway leading to the front entrance door

**Rear Garden**

Enclosed, mainly laid with decking and paving with an array of fruit trees, plants flower borders and shrubs, shed, side 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.















