



HUNTERS[®]
HERE TO GET *you* THERE

38 Queens Road, Knowle, Bristol, BS4 2LT

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Offers In Excess Of £350,000

**** NO ONWARD CHAIN**** Hunters BS4 bring to the open market this three bedroom, semi detached Victorian home in need of full refurbishment on the popular Queens Road in Knowle. With its far reaching views and proximity to local amenities, shops, schools and local green spaces including Redcatch and Arnos Vale parks there are plenty of opportunities get get involved in the community which makes this property perfect for someone with a little imagination and looking to make a house a home or investors alike.

Sat between the Bath and Wells Road this property is situated in the perfect location for access to Bristol and Bath with Temple Meads train station close by for those commuters needing transport to further afield.

The property itself comprises of an entrance vestibule, entrance hall, lounge, sitting room, dining room and kitchen to the ground floor. Upstairs you will find three double bedrooms and a shower room. To the rear you will find a good size garden and a cellar underneath the house providing ample storage space. Further benefits include gas central heating and double glazing throughout.

To appreciate all that this property has to offer call Hunters Knowle today on 0117 9723948 to arrange your internal viewing or email us us for more details at knowle.bristol@hunters.com

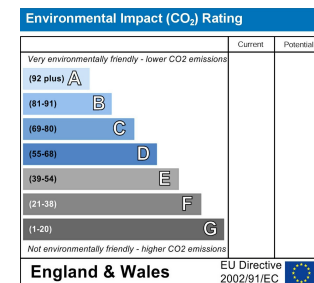
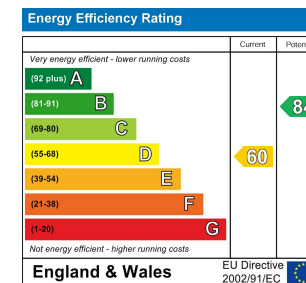
Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
knowle.bristol@hunters.com | www.hunters.com

GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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 Metropack C2025



Hallway

Entrance door to front elevation, Stairs to first floor, Radiator, Doors to rooms, Carpet.

Lounge

Double glazed window to front elevation, Picture rail, Gas fire, Radiator, Carpet.

Sitting Room

Double glazed window to rear elevation, Chimney breast, Carpet.

Dining Room

Double glazed window to side elevation, Door to kitchen, Vinyl floor.

Kitchen

Double glazed window to rear elevation, Range of wall and base units with workspaces above, Fitted oven and hob with extractor above, Plumbing for washing machine, Door to garden, Tiled floor.

Landing

Loft access, Storage, Carpet

Bedroom One

uPVC double glazed bay window to front, Chimney breast, Carpet

Bedroom Two

uPVC double glazed window to rear, Chimney breast, Carpet

Bedroom Three

uPVC double glazed window to side, Carpet

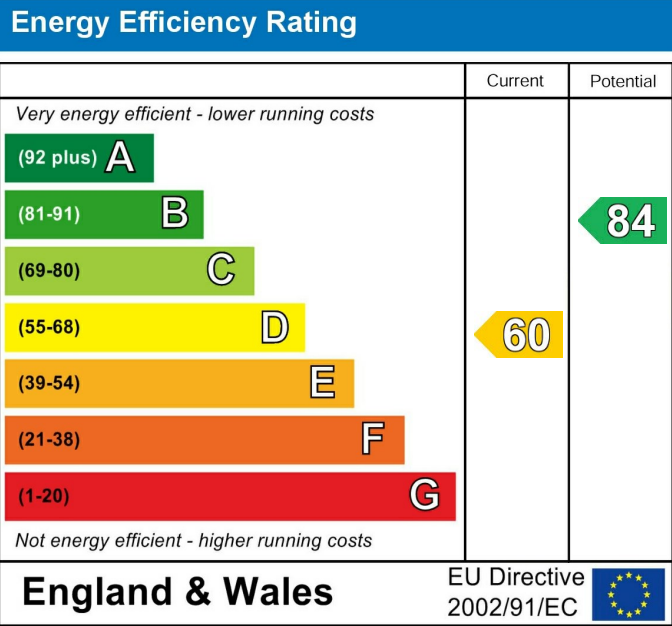
Shower Room

uPVC double glazed window to rear, Walk in shower cubicle with mixer shower, W.C, wash hand basin, carpet

Rear Garden

Enclosed mature rear garden with far reaching views,

mainly laid to lawn with flower boarders shrubs and trees, access to the cellar



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.









