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9 Hurston Road, Knowle, Bristol, Somerset, BS4 1SU

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£255,000

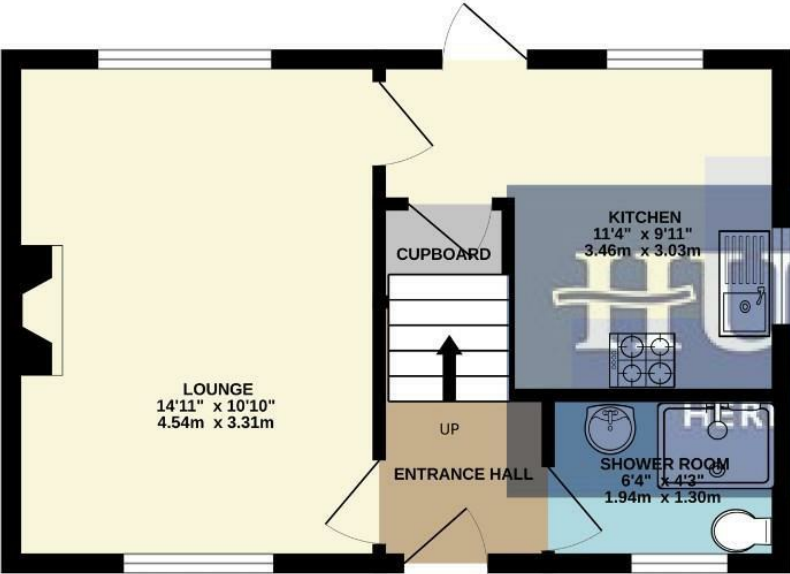
**** NO ONWARD CHAIN**** Hunters BS4 are delighted to offer to the market this well presented, two bedroom, semi detached home on Hurston Road in Knowle. Situated close to the local Imperial retail park providing plenty of local amenities including, shops, supermarkets and eateries. The M1 metro bus is also close by for easy access into Bristol City Centre and beyond.

The property itself comprises of an entrance hall, lounge , kitchen and modern shower room to the ground floor. Upstairs you will find two good sized bedrooms. Outside to the rear is a large easy maintainable rear garden. Further benefits include gas central heating and uPVC double glazing.

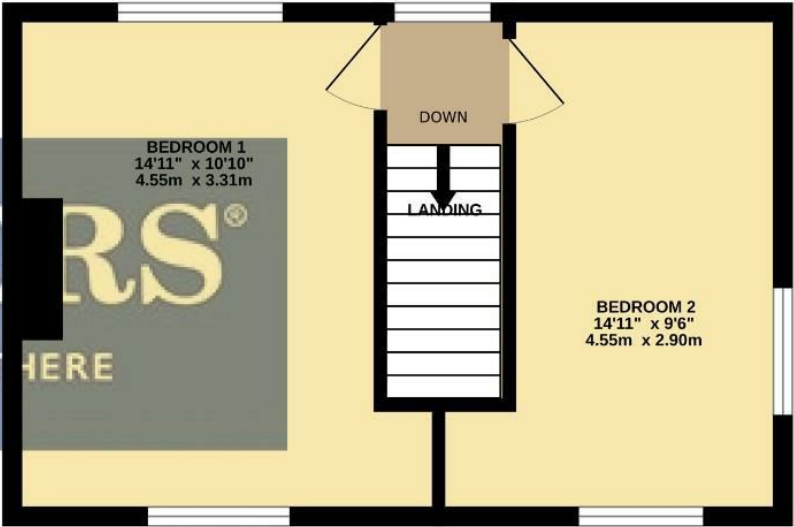
To appreciate all that this property has to offer please call Hunters today on 0117 9723948 or email knowle.bristol@hunters.com to arrange your internal viewing.

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
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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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		85			
	52				
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Entrance Hall

uPVC double glazed entrance door, cupboard housing meters, stairs to first floor, carpet

Lounge

Dual aspect uPVC double glazed window to rear and front, feature fireplace, radiator, carpet

Kitchen

Dual aspect double glazed window to rear and side, range of wall and base units with work surfaces above, sink drainer, fitted oven and hob, plumbing for washing machine, space for upright fridge freezer, radiator, vinyl flooring, uPVC double glazed door leading to the rear garden

Shower Room

uPVC double glazed window to front, walk in shower cubicle, wash hand basin, w.c, radiator, vinyl flooring

Landing

uPVC double glazed window to rear, carpet

Bedroom One

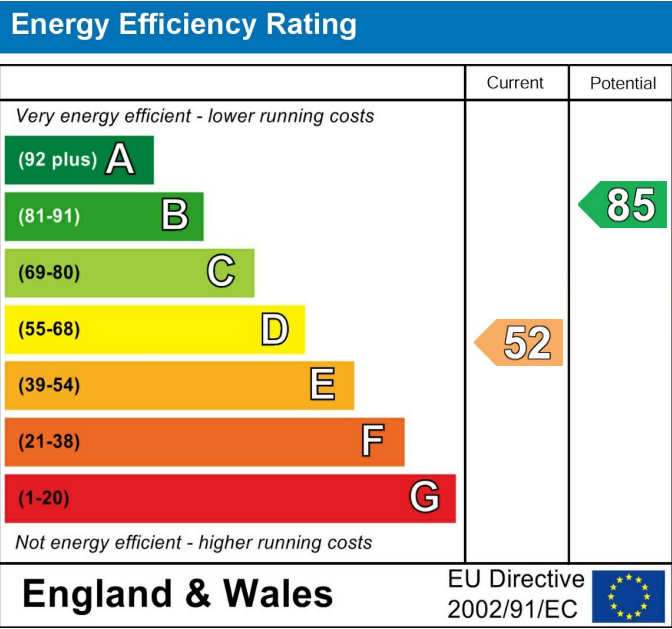
Dual aspect uPVC double glazed window to front and rear, wall mounted combi boiler, radiator, carpet

Bedroom Two

Dual aspect uPVC double glazed window to front and side, radiator, carpet

Rear Garden

Enclosed rear garden mainly laid to lawn with gated 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.









