

HUNTERS[®]

HERE TO GET *you* THERE



Springleaze

Knowle, Bristol, BS4 2TT

£360,000

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Council Tax: B



54 Springleaze

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ENTRANCE PORCH

uPVC double glazed door with frosted glass blocks to side, laminate flooring, door to hallway

ENTRANCE HALL

uPVC Double glazed window to side elevation, cupboard housing meters, radiator, laminate flooring

LIVING ROOM

uPVC double glazed windows to the front elevation, TV point, radiators, laminate flooring

KITCHEN/DINING ROOM

uPVC double glazed window to rear elevation, feature fireplace, fitted Kitchen, 1 1/2 stainless sink drainer, space for cooker with extractor above, plumbing for washing machine, plumbing for dishwasher, space for upright fridge/ freezer, breakfast bar, radiator, tiled flooring

STUDY

uPVC double glazed window to rear elevation, radiator, laminate flooring

LANDING

uPVC double glazed window to rear elevation, loft access

BEDROOM ONE

uPVC double glazed window to front elevation, fitted wardrobes housing wall mounted combi boiler, TV point, radiator, laminate flooring

BEDROOM TWO

uPVC double glazed window to rear elevation, radiator, TV point, laminate flooring

BEDROOM THREE

uPVC double glazed window to front elevation, radiator, TV point, laminate flooring

W/C

uPVC double glazed window to side elevation, low level WC, wash hand basin, towel rail, tiled flooring

BATHROOM

uPVC double glazed window to front elevation, corner bath with mixer shower, low level WC, pedestal wash hand basin, tiled splash backs, tiled flooring, spotlights, extractor fan, tiled flooring

SHOWER ROOM

uPVC double glazed window to front elevation, shower cubicle, wash hand basin, towel rail, tiled flooring

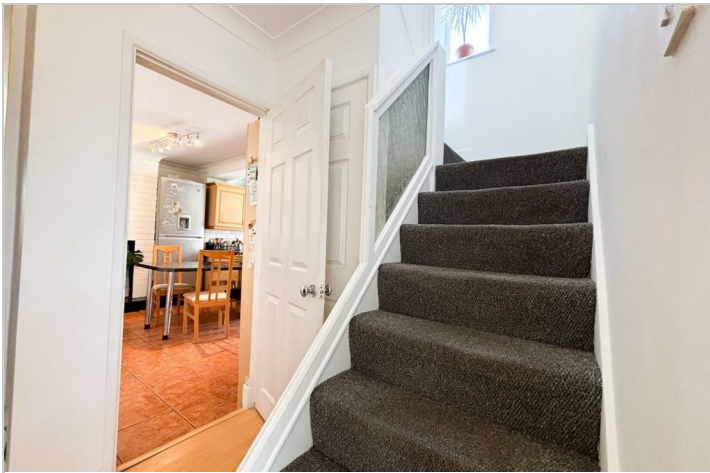
GARDEN

FRONT - Enclosed via brick walls, path and steps up to front porch, mature front garden, raised flower borders shrubs and trees

REAR -mainly laid to patio area with an additional covered patio area at the top of the garden with a path leading to garage / workshop.

GARAGE

Triple garage situated to the rear of the property with rear lane access and extra parking space, accessible via Dundry View



Road Map



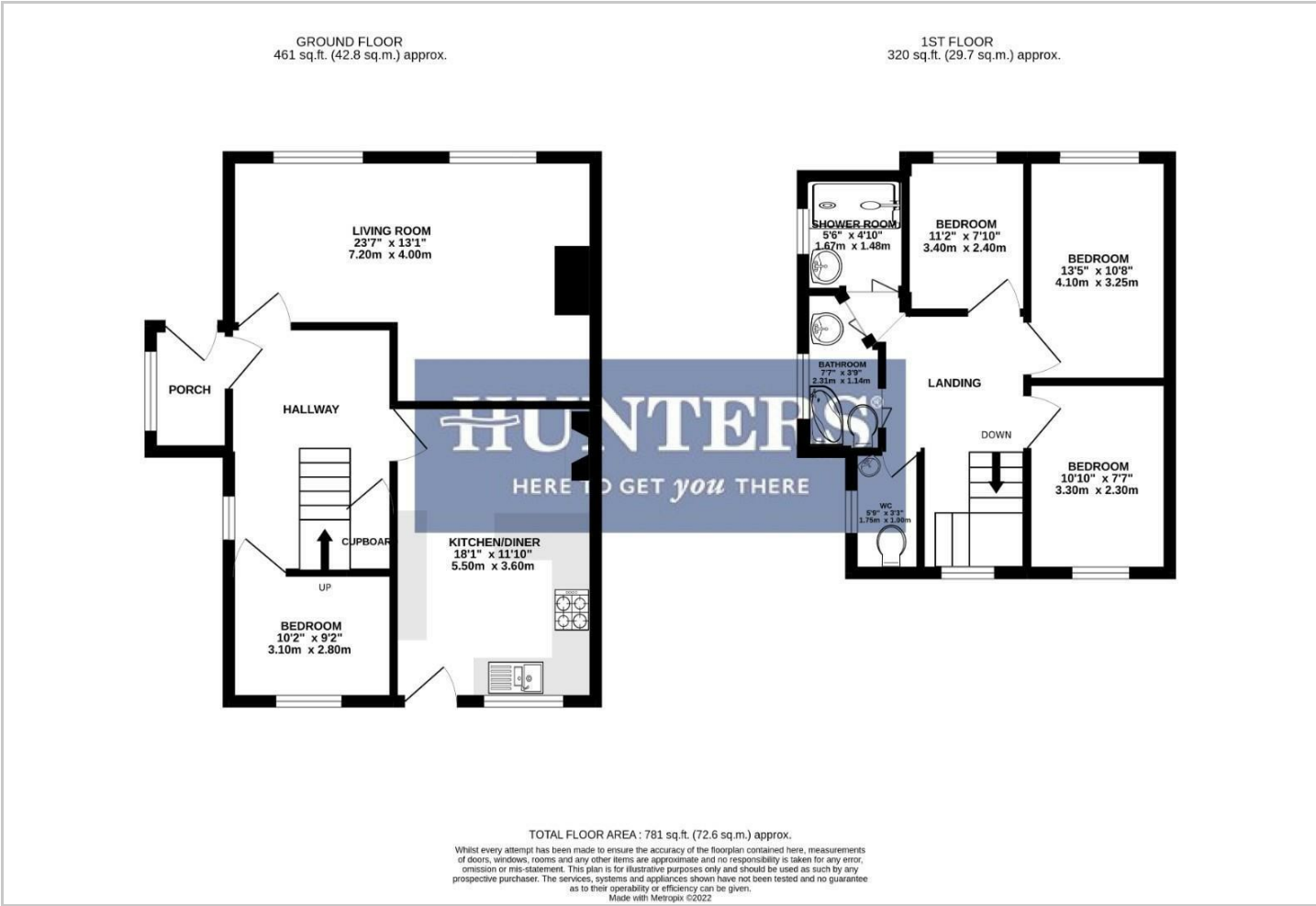
Hybrid Map



Terrain Map



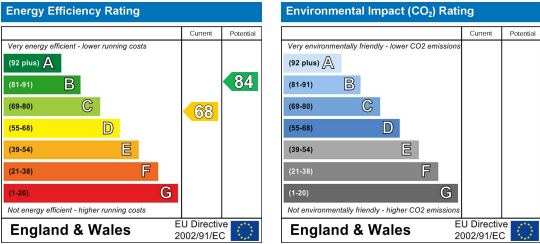
Floor Plan



Viewing

Please contact our Hunters Knowle (Bristol) Office on 0117 972 3948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.