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9 Athlone Walk, Knowle, Bristol, BS4 1NB

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£275,000

**** NO ONWARD CHAIN **** This delightful end terrace house on Athlone Walk offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

This property also boasts a practical driveway, ensuring that parking is never a concern. The end terrace position adds to the sense of privacy and space, making it a peaceful retreat from the hustle and bustle of daily life. The outdoor space is a true gem, providing ample room for gardening, play, or simply enjoying the fresh air.

Athlone Walk is conveniently located, offering easy access to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a vibrant community.

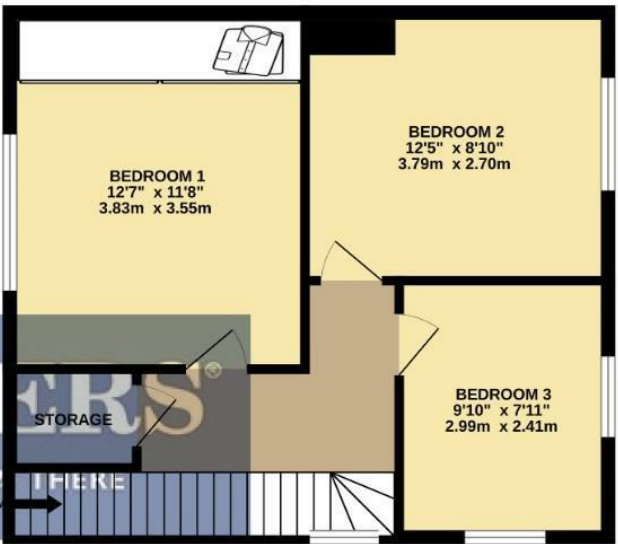
In summary, this semi-detached house with its generous garden, conservatory, and driveway presents a wonderful opportunity for comfortable living in a sought-after area of Bristol. Don't miss the chance to view this lovely property and envision your future here. Contact us today on 0117 972 3948 or Knowle.bristol@hunters.com

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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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Entrance Hall

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

Lounge

Double glazed window to front elevation, Electric fire with mantle surround, Laminate floor.

Wet Room

12'5" x 15'5"
Located on the ground floor, Double glazed window to side elevation, Wet room with shower, Wash hand basin, Low level WC.

Kitchen

max - 7'1" x 18'11"
Double glazed window to rear elevation, Door to conservatory, Range of wall and base units with work spaces above, Space for fridge/freezer, Space for oven, Plumbing for washing machine, Laminate floor.

Conservatory

Double glazed windows to side and rear elevation, Entrance to garden.

Landing

Double glazed window to side elevation, Loft access, Doors to rooms.

Bedroom One

12'6" x 11'7"
Double glazed window to front elevation, Fitted storage cupboards, Radiator, Carpet.

Bedroom Two

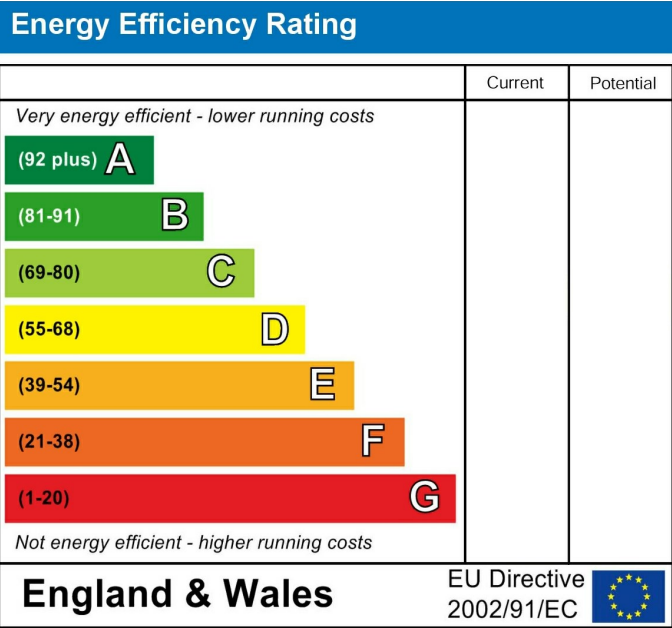
8'10" x 12'5"
Double glazed window to rear elevation, Chimney breast, Carpet, Radiator.

Bedroom Three

7'10" x 9'9"
Double glazed window to rear and side elevation, Carpet, Radiator.

Rear Garden

Enclosed via fencing and brick wall, Easy to maintain garden with raised flower beds, Pathway leading to rear elevation, Side access via gate.



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.





