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HERE TO GET *you* THERE

87 Broadfield Road, Bristol, BS4 2UW

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Guide Price £360,000

Hunters BS4 are delighted to bring to the market this three bedroom, semi detached home on Broadfield Road. Conveniently situated near local amenities, popular schools and major transport links, making it an ideal choice for families and first time buyers who wish to make a house a home.

The property itself comprises of an entrance hall, lounge/diner, kitchen, and lobby to the ground floor. Upstairs you will find three good sized bedrooms and a shower room. Further benefits include gas central heating, uPVC double glazing throughout, a good sized rear garden and off street parking situated to the side of the property providing off street parking for several vehicle's and with an EV charging connection point.

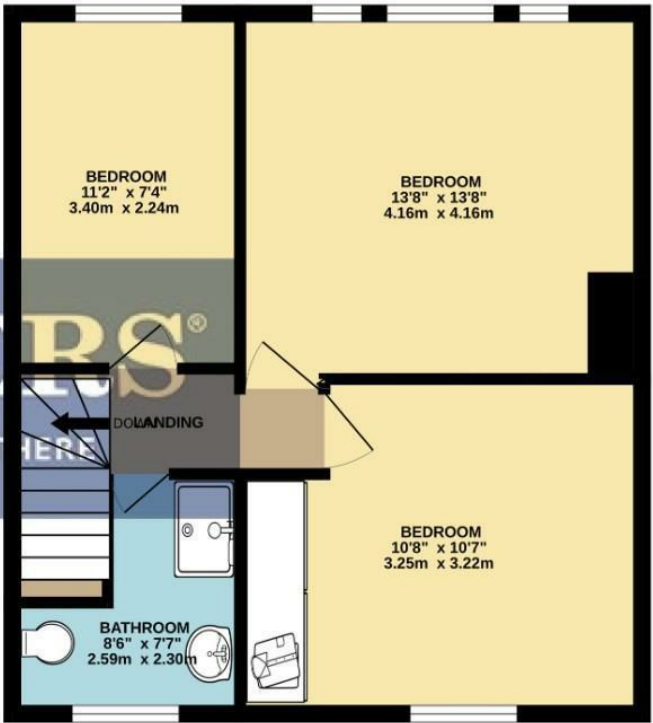
To appreciate all that this property has to offer contact us now on 0117 9723948 or knowle.bristol@hunters.com to book your internal viewing.

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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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	
(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

Driveway

Situated to the side of the property providing off street parking for multiple vehicles with connection for EV charger. Pathway leading to entrance door, Shrubs and trees.

Entrance Hall

Entrance door to front elevation, Stairs to first floor, Storage cupboard, Door to lounge/diner, Radiator, Laminate floor.

Lounge/Diner

Double glazed window to front elevation, Double glazed window to rear elevation, Double glazed double doors opening to garden, Chimney breast, Radiator, Laminate floor.

Kitchen

Double glazed window to rear elevation, Range of wall and base units with workspaces above, Sink drainer, Fitted cooker, Space for fridge freezer, Plumbing for washing machine, Plumbing for dishwasher, Laminate floor.

Lobby

Double glazed door to garden.

Landing

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

Bedroom One

Double glazed window to rear elevation, Fitter storage cupboard, Radiator, Carpet.

Bedroom Two

Double glazed window to rear elevation, Radiator, Carpet.

Bedroom Three

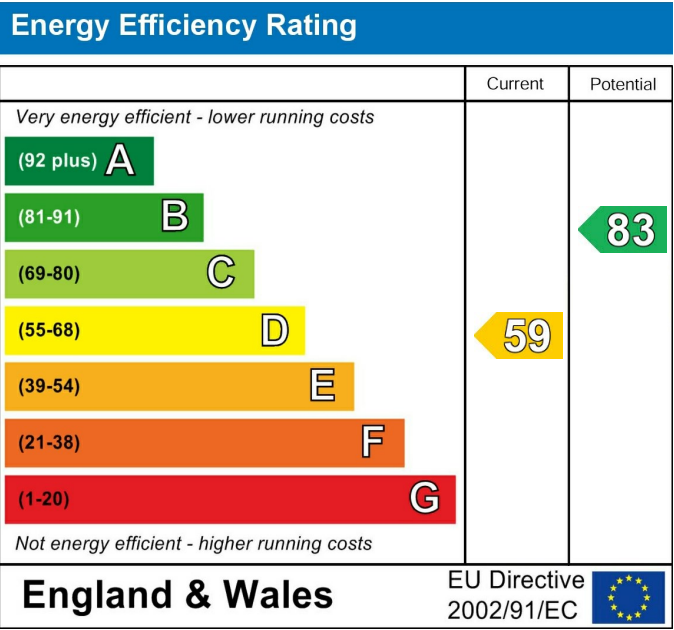
Double glazed window to front elevation, Radiator, Carpet.

Shower Room

Double glazed window to front elevation, Shower cubicle, Low level WC, Wash hand basin, Radiator, Vinyl floor.

Rear Garden

South Facing, enclosed via fencing and hedges , Patio area, Lawn area, Side access via gate. South Facing



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.

