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40 Grove Park Road, Bristol, BS4 4JJ

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Offers In Excess Of £450,000

Hunters are pleased to present for sale this well-appointed three-bedroom home situated on Grove Park Road, Brislington. Having been updated by the current vendors, the property is perfect for anyone seeking a home that's ready to move into and make their own, with the benefit of a short complete chain.

Upon entering the property through the hallway, you are greeted by the living room, which features a bay window and a wood-burner. The dining room has been opened up to the beautifully appointed kitchen, which includes shaker units and a skylight. There is also a handy downstairs WC to the rear, as well as a downstairs study, offering additional space for work or relaxation.

Moving upstairs, there are three good size bedrooms and a three-piece bathroom located at the front of the property.

Outside, the rear garden features established borders with a variety of trees and shrubs, including mature, fruiting plum and apple trees. The remainder of the garden is mostly laid to lawn and offers a raised seating area. There is a garage to the rear of the garden, which can also be accessed via a private lane.

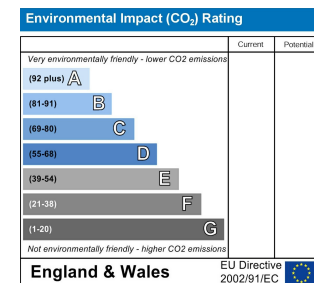
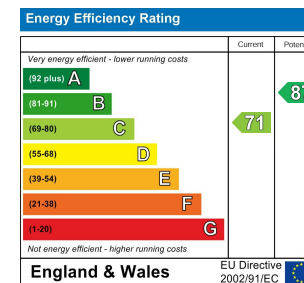
The home is conveniently located just a four-minute walk from the local primary school, making it an ideal choice for families. Contact us today to book your internal viewing on 0117 972 3948 or knowle.bristol@hunters.com

GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.1 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.
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Entrance Hall

Entrance door to front elevation, Cupboard housing electrics, Stairs to first floor, Doors to rooms, Radiator, Floorboards.

Lounge

Double glazed bay window to front elevation, Chimney breast, Log burner, Radiator, Floorboards.

Dining Room

Chimney breast, Built in storage cupboard, Radiator, Floorboards, Opening through to Kitchen.

Kitchen

Double glazed window to rear and side elevation, Skylight window, Double glazed door to side elevation, Range of wall and base units with workspaces above, Space for cooker, Fitted microwave, Extractor fan, Space for upright fridge freezer, Plumbing for washing machine, Plumbing for dishwasher, Sink drainer, Radiator, Laminate floor, Door to W/C.

W/C

Low level W/C, Wash hand basin, Laminate floor.

Study

Double glazed window to rear elevation, Radiator, Floorboards.

Landing

Doors to rooms, Carpet.

Bedroom One

Double glazed bay window to front elevation, Chimney breast, Radiator, Carpet.

Bedroom Two

Double glazed window to rear elevation, Chimney breast, Built in storage cupboard, Radiator, Carpet.

Bedroom Three

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

Bathroom

Double glazed window to front elevation, Panelled bath with shower over, Built in storage cupboards, Low level WC, Wash hand basin, Radiator, Tiled floor.


Rear Garden

Enclosed via fencing, Patio area, Lawn area, Pathway leading to rear elevation, Flower borders with bushes, shrubs and trees, Garage with rear access to back lane.

Garage

Entrance door to front elevation, Up and over door opening to back lane.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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	

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.



