



HUNTERS[®]
HERE TO GET *you* THERE

36 Somerdale Avenue, Knowle Park, Bristol, BS4 2XN

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Offers In Excess Of £350,000

**** NO ONWARD CHAIN**** Hunters BS4 are pleased to present this recently refurbished to a high standard, three bedroom, mid terrace home on Somerdale Ave Knowle Park.

Close to local amenities, shops and schools this property would suits first time buyers and families alike looking to call a house a home. Transport links to Bristol city centre and Temple meads are also nearby providing easy access.

The property itself comprises of an entrance porch, lounge, Fully fitted kitchen & dining room and shower room to the ground floor. Upstairs you will find three bedrooms and a family bathroom. Further benefits include gas central heating, double glazing throughout an enclosed rear garden and off street parking situated to the front of property providing parking for multiple vehicles. Furthermore the property is offered with no onward chain.

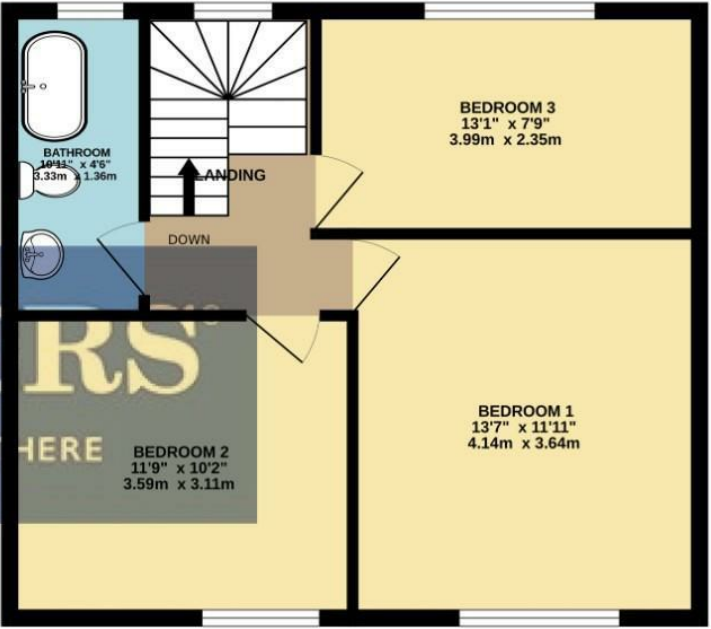
To appreciate all that this property has to offer call us today on 0117 9723948 to arrange your internal viewing

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
knowle.bristol@hunters.com | www.hunters.com

GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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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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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Entrance Porch

uPVC double glazed door to front, uPVC double glazed window to side, laminate flooring

Lounge

uPVC double glazed window to front, radiator, vinyl laminate

Hallway

Stairs to first floor, storage under stairs housing meters, vinyl lamiante

Kitchen/ Dining Room

uPVC double glazed window to front and rear, fully fitted kitchen with integrated appliances, radiator, storage under stairs, vinyl laminate, uPVC double glazed patio doors leading to the rear garden

Shower Room

uPVC double glazed window to rear, Shower cubicle, low level w.c, wash hand basin, heated towel radiator lino

Landing

uPVC double glazed window to rear, carpet

Bedroom One

uPVC double glazed window to front, radiator, carpet

Bedroom Two

uPVC double glazed window to front, radiator, carpet

Bedroom Three

uPVC double glazed window to rear, radiator, carpet

Bathroom

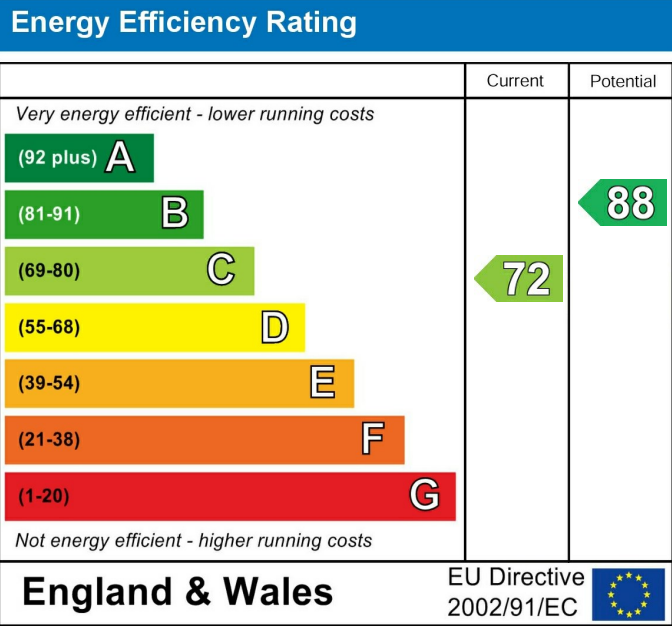
uPVC double glazed window to rear, three piece bathroom suite, heated towel radiator, lino

Rear Garden

Enclosed rear garden, patio and lawn areas

Off Street Parking

Situated to the front of the property providing parking for two vehicles



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.

