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99 Broadfield Road, Bristol, BS4 2UX

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£375,000

Hunters BS4 are delighted to bring to the market this well presented, extended, 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 a porch, entrance hall, reception room, kitchen/diner, conservatory and utility room to the ground floor. Upstairs you will find three good sized bedrooms and a bathroom. Further benefits include gas central heating, uPVC double glazing throughout, a good sized rear garden and off street parking situated to the front of the property providing off street parking for multiple vehicles.

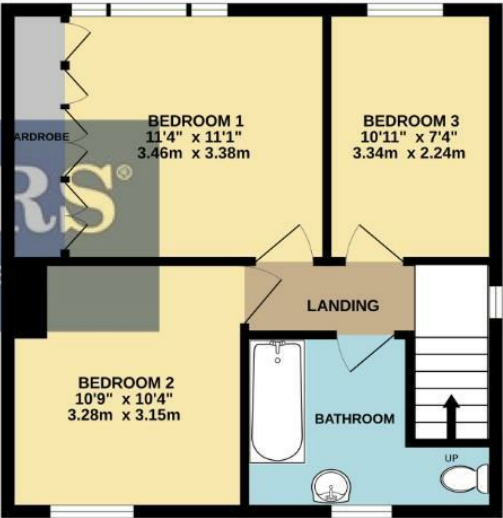
To appreciate all that this property has to offer contact us now on 0117 9723948 or knowle.bristol@hunters.com to book your internal viewing.

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
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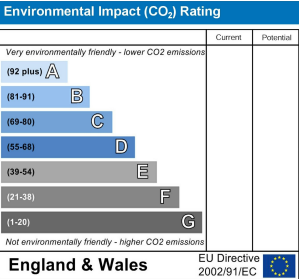
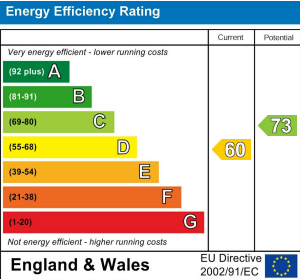
GROUND FLOOR



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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Driveway

Situated to the front of the property providing off street parking.

Porch

Entrance door to front elevation, Double glazed window to front elevation, Built in storage cupboard, Double glazed door to hallway, Tiled floor.

Hallway

Entrance door to front elevation, Stairs to first floor, Under stairs storage cupboard, Doors to rooms, Laminate floor.

Reception Room

Double glazed window to front elevation, Chimney breast, Radiator, Laminate floor.

Kitchen/Diner

Double glazed window to rear elevation, Range of wall and base units with work spaces above, Integrated oven and electric hob, Extractor fan, Sink drainer, Built in storage cupboard, Double glazed door to side elevation to the garden, Chimney breast, Electric Fire, Radiator, Opening through to Conservatory, Laminate floor.

Conservatory

Opening through to dining room, Double glazed double doors opening to decking in garden, Laminate floor.

Utility Room

Situated to the side of the property, Entrance door to rear elevation, Double glazed window to front elevation, Base units with sink drainer above, Plumbing for washing machine, Tiled floor.

Landing

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

Bedroom One

Double glazed window to rear elevation, Built in storage cupboards, Radiator, Carpet.

Bedroom Two

Double glazed window to front elevation, Radiator, Carpet.

Bedroom Three

Double glazed window to rear elevation, Radiator, Carpet.

Bathroom

Double glazed window to front elevation, Panelled bath with shower over, Low level W/C, Wash hand basin, Radiator, Laminate floor,

Rear Garden

Enclosed via fencing and brick walls, Decking areas, Laid to chipping area, Flower borders, Trees, Pond.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(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.

