



**HUNTERS®**  
HERE TO GET *you* THERE

2 Camberley Road, Bristol, BS4 1SZ

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£300,000

Hunters BS4 are delighted to bring to the market this extremely well presented, three bedroom semi detached property sitting on a corner plot between Leinster Ave and Camberley Road in Knowle. The property benefits from two bathrooms, a detached garage and good sized rear garden.

Located close to local amenities, shops and schools with Imperial retail park nearby. Direct transport links to Bristol City Centre and beyond can be accessed by the M1 metro bus just a short walk away.

The property itself comprises of an entrance porch, entrance hall, lounge, kitchen and bathroom to the ground floor. Upstairs you will find three good sized bedrooms with an ensuite shower room to the master bedroom. Further benefits include, gas central heating, uPVC double glazing and off street parking as well as a detached garage, front and rear gardens.

To appreciate all that this property has to offer call Hunters today on 0117 9723948 to arrange your internal viewing. or email your enquiry to [knowle.bristol@hunters.com](mailto:knowle.bristol@hunters.com).

## 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			84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

**Driveway**

Situated to the side of the property providing off street parking for multiple vehicles.

**Porch**

Entrance door to front elevation, Entrance door to hallway.

**Hallway**

Double glazed window to side elevation, Stairs to first floor, Door to lounge, Radiator, Laminate floor.

**Lounge**

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

**Kitchen**

Double glazed double doors opening to garden, Under stairs storage cupboard, Range of wall and base units with workspaces above, Fitted cooker, Electric hob with extractor fan above, Sink drainer, Integrated fridge freezer, Integrated dishwasher, Integrated washing machine, Radiator, Tiled floor.

**Bathroom**

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

**Landing**

Doors to rooms, Carpet.

**Bedroom One**

Double glazed window to front elevation, Chimney breast, Opening to ensuite, Over stairs storage cupboard, Radiator, Carpet.

**Ensuite Shower Room**

Shower cubicle, Wash hand basin, Low level W/C, Vinyl floor.

**Bedroom Two**

Double glazed window to side elevation, Loft access, Radiator, Carpet.

**Bedroom Three**

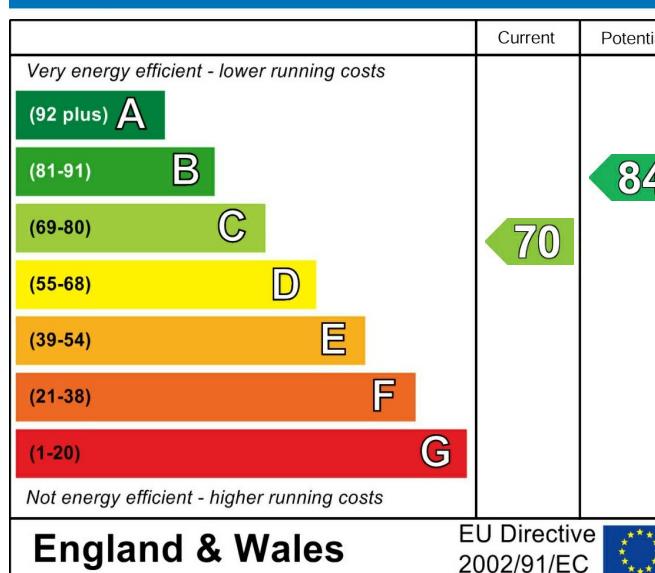
Double glazed window to side elevation, Storage cupboard, Radiator, Carpet.

**Rear Garden**

Enclosed via fencing, Lawn area, Decking area, Shed, Side access via gate.

**Garage**

Situated to the side of the property with up and over door, currently used for storage.

**Energy Efficiency Rating**

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.

