



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

47 Daventry Road, Knowle, Bristol, BS4 1DH

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Offers In Excess Of £300,000

\*NO ONWARD CHAIN\* Hunters BS4 are delighted to present this spacious 1930s three-bedroom end-of-terrace home, ideally situated on Daventry Road in Knowle, in need of some modernisation.

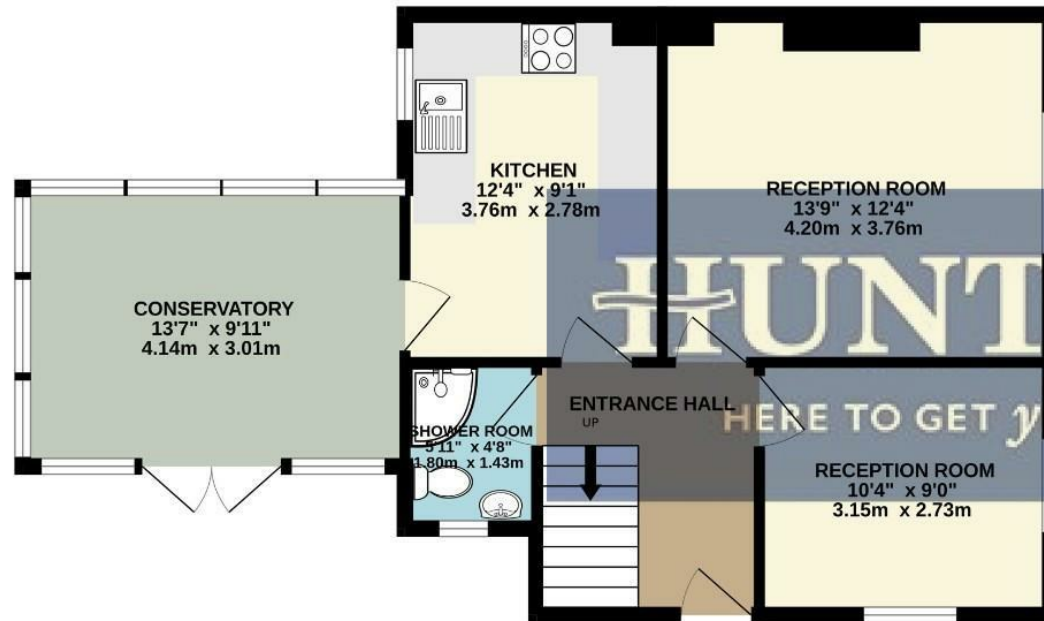
Perfectly positioned close to a range of local amenities, shops and well-regarded schools, the property also benefits from excellent transport links into Bristol city centre and Temple meads with an average journey time of 25 minutes depending on traffic and route. With Northern Slopes just a stone's throw away, along with an abundance of nearby parks and green spaces, providing areas for walking, this home is ideally suited to buyers looking for a property they can truly make their own.

The property itself comprises of an entrance hall, lounge, dining room, kitchen, conservatory and downstairs shower room. Upstairs you will find three good sized bedrooms and a further family bathroom. Further benefits include, gas central heating, uPVC double glazing, front and rear gardens and off street parking.

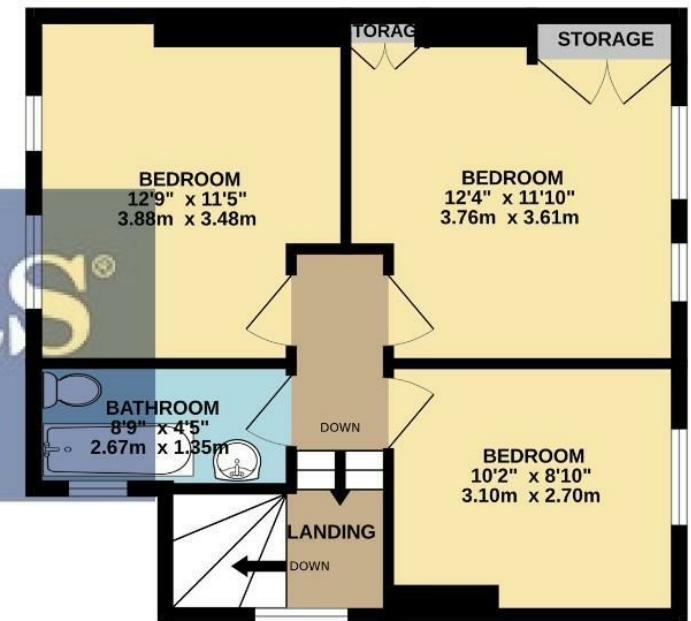
To appreciate all that this property has to offer please call Hunters today to book in your internal viewing on 0117 9723948 or email us at [knowle.bristol@hunters.com](mailto:knowle.bristol@hunters.com)

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[knowle.bristol@hunters.com](mailto:knowle.bristol@hunters.com) | [www.hunters.com](http://www.hunters.com)

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 936sq.ft. (87.0 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                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 59      | 80        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

### Front Garden

Enclosed via brick walls, Laid to lawn, Pathway to rear elevation.

### Entrance Hall

Entrance door to side elevation, Stairs to first floor, Cupboard housing electrics, Doors to rooms, Radiator, Carpet.

### Reception Room One

Double glazed window to front elevation, Chimney breast, Electric fireplace with feature mantle surround, Radiator, Carpet.

### Reception Room Two

Double glazed window to front and side elevation, Radiator, Carpet.

### Kitchen

Double glazed window to rear elevation, Wall and base units with work surfaces above, Sink drainer, Space for oven, Door to conservatory, Radiator, Vinyl flooring.

### Conservatory

Double glazed windows to side and rear elevation, Double glazed double doors to side elevation, Plumbing for washing machine, Vinyl flooring.

### Shower Room

Double glazed window to side elevation, Shower cubicle, Low level W/C, Wash hand basin, Vinyl flooring.

### Landing

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

### Bedroom One

Double glazed windows to rear elevation, Chimney breast, Radiator, Carpet.

### Bedroom Two

Double glazed windows to front elevation, Chimney breast, Fitted storage cupboards, Radiator, Carpet.

### Bedroom Three

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

### Bathroom

Double glazed window to side elevation, Panelled bath, Low level W/C, Wash hand basin, Radiator, Vinyl flooring.

### Rear Garden

Enclosed via fencing, Laid to paving stones, Laid to chipping stone area, Laid to lawn area, Gate providing side access, Trees.

### Parking Space

Situated to the side of the property, providing parking for one vehicle. Shared access with neighbours.

### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                             |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) <b>A</b>                          |                            |                                                                                       |
| (81-91) <b>B</b>                            |                            |                                                                                       |
| (69-80) <b>C</b>                            |                            | <b>80</b>                                                                             |
| (55-68) <b>D</b>                            | <b>59</b>                  |                                                                                       |
| (39-54) <b>E</b>                            |                            |                                                                                       |
| (21-38) <b>F</b>                            |                            |                                                                                       |
| (1-20) <b>G</b>                             |                            |                                                                                       |
| Not energy efficient - higher running costs |                            |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.









