

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



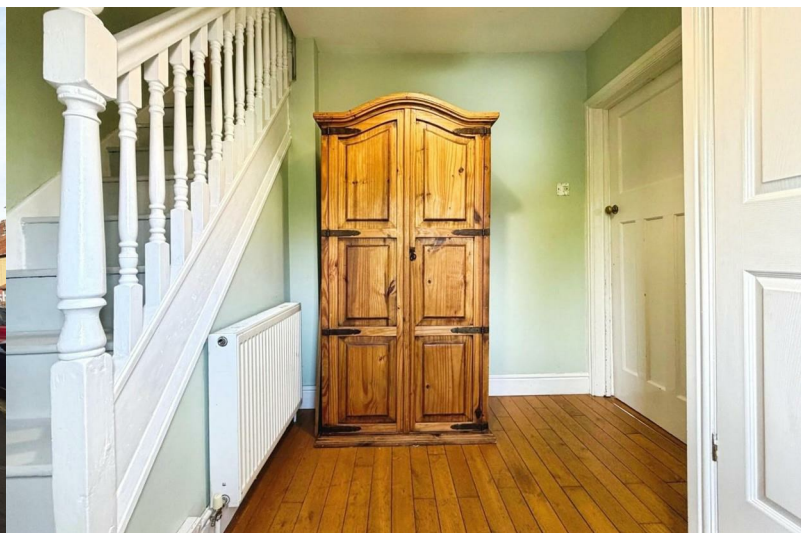
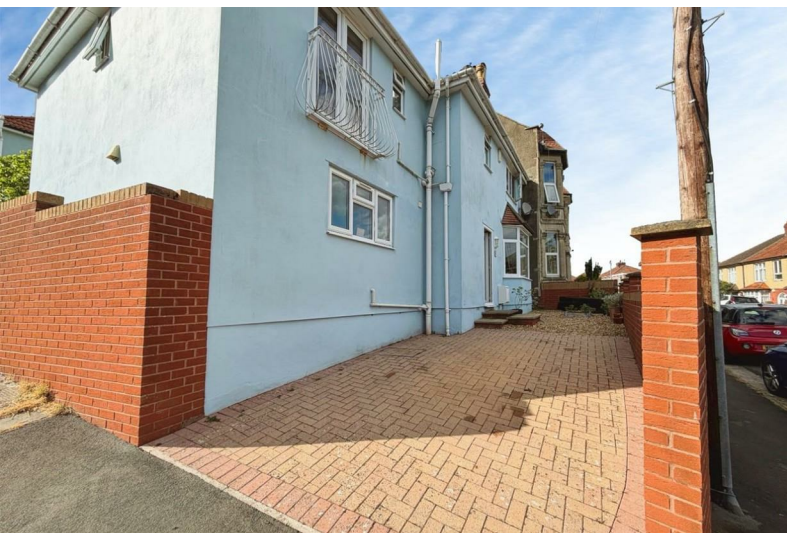
## Queens Road

Knowle, Bristol, BS4 2LU

Offers In Excess Of £485,000



Council Tax: C



# 1 Queens Road

Knowle, Bristol, BS4 2LU

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## Driveway

Situated to the front of the property, providing off street parking for one vehicle.

## Entrance Hall

Entrance door to front elevation, Cupboard housing electrics, Door to room, Stairs to first floor, Floorboards.

## Reception Room One

Double glazed bay window to front elevation, Opening to reception room two, Chimney breast, Radiator, Floorboards.

## Reception Room Two

Double glazed double doors to rear elevation, Chimney breast, Log burner, Door to study, Radiator, Floorboards.

## Study

Double glazed window to rear elevation, Door to W/C, Door to kitchen, Vinyl flooring.

## Kitchen

Double glazed window to front elevation, Wall and base units with work surfaces above, island with base units and work surface above, Sink drainer, Space for upright fridge freezer, Plumbing for dishwasher, Space for oven with extractor fan above, Door to utility, Radiator, Tiled floor.

## Utility Room

Double glazed door to rear elevation, Double glazed window to rear elevation, Base units with work surfaces above, Plumbing for washing machine, Sink, Wall mounted combi boiler, Fitted storage cupboard, Radiator, Vinyl flooring.

## W/C

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

## Landing

Doors to rooms.

## Bedroom One

Double glazed windows to side and rear elevation, Double glazed double doors to front elevation, Door to ensuite, Fitted wardrobes, Radiator, Carpet.

## Ensuite

Double glazed window to front elevation, Shower cubicle, Low level W/C, Wash hand basin, Heated towel rail, Tiled floor.

## Bedroom Two

Double glazed window to rear elevation, Fitted wardrobe, Chimney breast, Radiator, Laminate flooring.

## Bedroom Three

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

## Bedroom Four

Double glazed window to rear elevation, Radiator, Laminate flooring.

## Bathroom

Double glazed window to front elevation, Panelled bath with shower over, Low level W/C, Wash hand basin with storage unit below, Radiator, Vinyl flooring.

## Rear Garden

Enclosed via brick walls, Laid to lawn, Decking area, Shed, Pathway, Gate providing side access.



## Road Map



## Hybrid Map



## Terrain Map



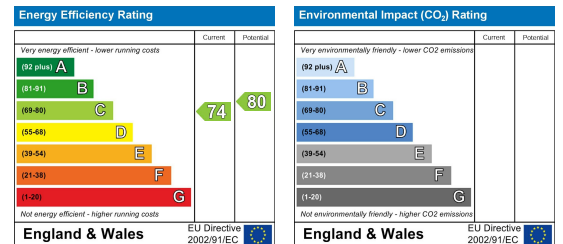
## Floor Plan



## Viewing

Please contact our Hunters Knowle (Bristol) Office on 0117 972 3948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.