



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

34 Bideford Crescent, Bristol, BS4 1HE

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£275,000

Hunters BS4 are delighted to present this three-bedroom semi detached home, ideally situated on Bideford Crescent 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. This home is ideally suited to buyers looking for a property they can truly make their own.

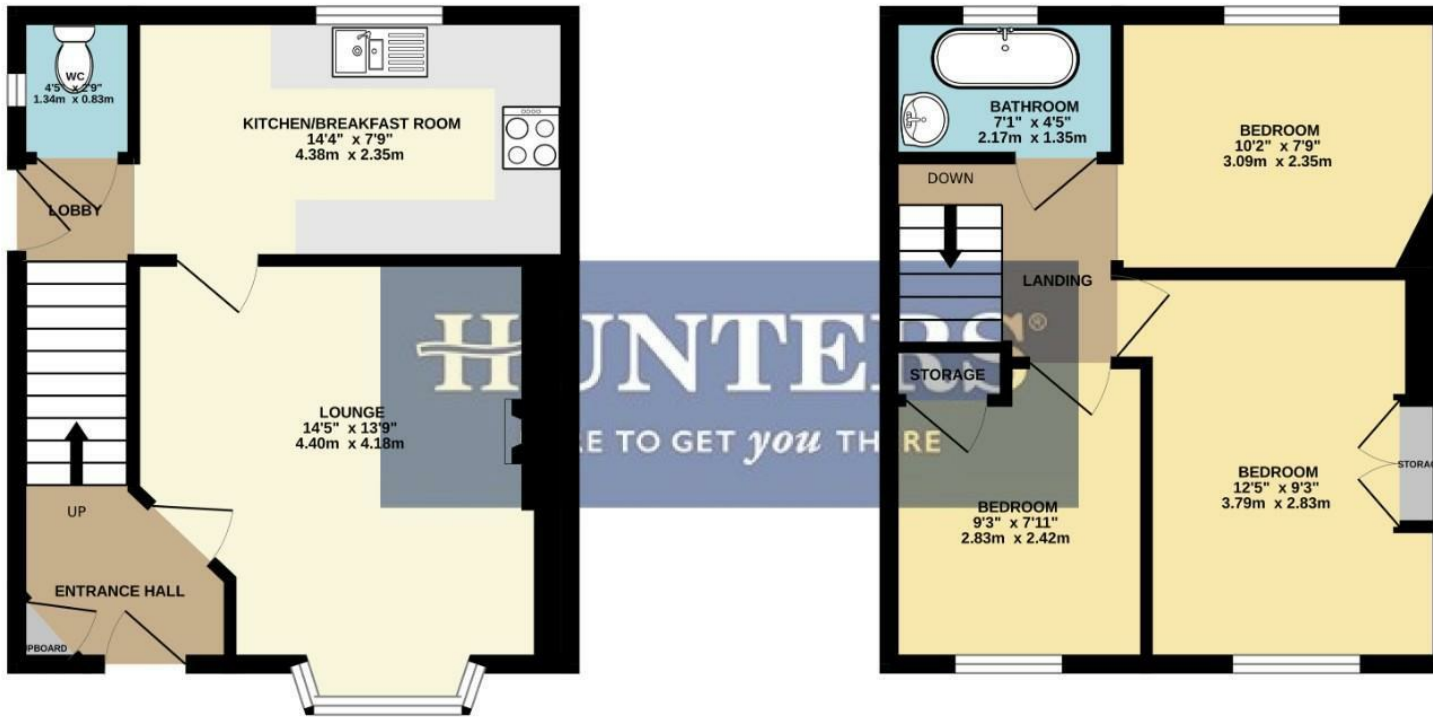
The property itself comprises of an entrance hall, lounge, kitchen/breakfast room, lobby and downstairs W/C. Upstairs you will find three good sized bedrooms and a bathroom. Further benefits include, gas central heating, uPVC double glazing, front and rear gardens and off street parking.

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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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) <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		
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		
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### Driveway / Front Garden

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

Enclosed via gates, stone wall and hedges.

Laid to lawn with flower borders containing bushes and shrubs.

### Entrance Hall

Entrance door to front elevation, Cupboard housing electrics, Stairs to first floor, Door to Lounge, Carpet.

### Lounge

Double glazed bay window to front elevation, Chimney breast, Electric fire, Door to Kitchen, Radiator, Carpet.

### Kitchen/Breakfast Room

Double glazed window to rear elevation, Wall and base units with worksurfaces above, Sink drainer, Integrated oven, Electric hob with extractor fan above, Plumbing for washing machine, Opening to Lobby, Radiator, Tiled floor.

### Lobby

Double glazed door to side elevation, Door to W/C, Understairs storage, Tiled floor.

### W/C

Double glazed window to side elevation, Low level W/C, Radiator, Carpet.

### Landing

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

### Bedroom One

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

### Bedroom Two

Double glazed window to rear elevation, Chimney breast, Radiator, Floorboards.

### Bedroom Three

Double glazed window to front elevation, Inbuilt storage cupboard, Radiator, Carpet.


### Bathroom

Double glazed window to rear elevation, Bath, Wash hand basin, Heated towel rail, Tiled floor.

### Rear Garden

Enclosed via stone walls and hedges, Laid to lawn, Path leading to rear elevation, Shed, Dry pond, Side access via gate.

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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.

