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34 Talbot Road, Bristol, BS4 2NN

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Offers In Excess Of £300,000

No Onward Chain and situated on Talbot Road in Bristol, this three bedroom, terraced property in need of some refurbishment /modernisation is perfect those looking to make a house a home.

The house itself comprises of an entrance hall, lounge, dining room kitchen and cloak/utility room to the ground floor. Upstairs you will find three bedrooms and good sized family bathroom. Further benefits include uPVC double glazing, gas central heating, front and rear gardens and off street parking.

Talbot Road is well-connected, offering easy access to local amenities, schools, and transport links, making it a desirable location for modern living.

To appreciate all that this property has to offer call all Hunters today on 0117 9723948 to arrange your internal viewing

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
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GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



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TOTAL FLOOR AREA : 964 sq.ft. (89.6 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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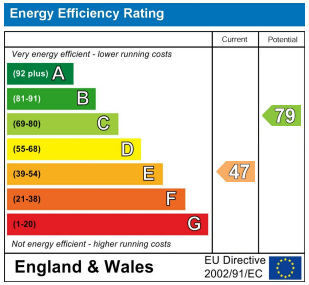
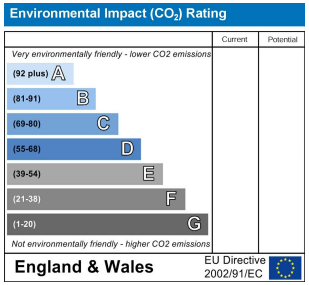




Porch
Entrance door to front elevation.

Entrance Hall
Door to front elevation, Doors to rooms, Stairs to first floor.

Reception Room One
Double glazed bay window to front elevation, Chimney breast, Radiator.

Reception Room Two
Double glazed window to rear elevation, Chimney breast. Inbuilt storage cupboard, Under stairs storage cupboards, Radiator.

Kitchen
Single glazed window to side elevation, Wall and base units with work surfaces above, Sink drainer, Oven with gas hob, Washing machine, Door to lobby, Vinyl floor.

Lobby
Door to Garden, Door to W/C, Vinyl flooring.

W/C
Single glazed windows to side elevation, Low level W/C, Wash hand basin, Water tank, Vinyl flooring.

Landing
Skylight, Doors to rooms, Carpet.

Bedroom One
Double glazed window to front elevation, Radiator, Carpet.

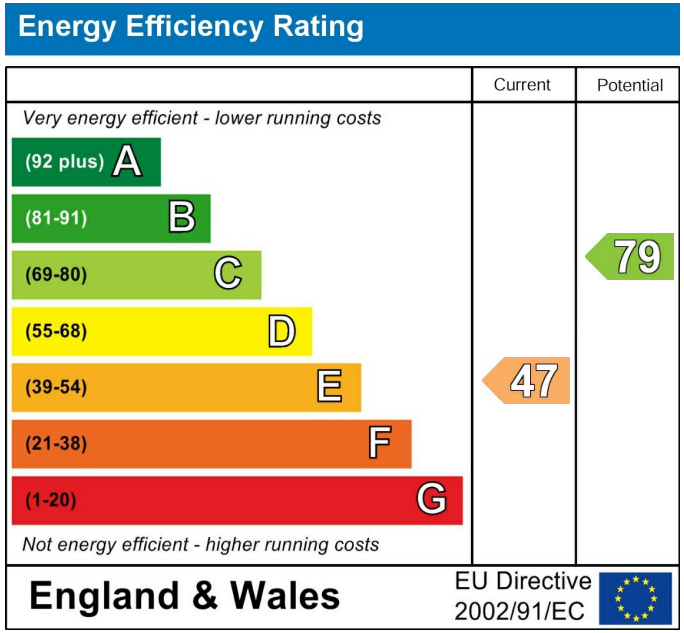
Bedroom Two
Double glazed window to rear elevation, Chimney breast, Fitted wardrobe, Radiator, Carpet.

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

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

Rear Garden
Enclosed via brick walls and fencing, Laid to paving stones, Flower borders with bushes, shrubs and trees, Shed.

Off Street Parking
A rare find in this location, Off street parking available for at least one car situated to the front of the property



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.



















