



HUNTERS
HERE TO GET YOU THERE

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73 Ponsford Road, Knowle Park, Bristol, BS4 2UT

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£340,000

Hunters BS4 are delighted to present this three-bedroom semi detached home, ideally situated on Ponsford Road in Knowle, Park in need of some modernisation.

Knowle Park is a sought-after residential area approximately two miles south of Bristol city centre. The neighbourhood is popular with families and professionals, offering a blend of green open spaces, local amenities and excellent transport links. With nearby parks, well-regarded schools and convenient access to Bristol Temple Meads, Wells Road and the A37, Knowle Park provides an ideal balance of suburban living and city convenience.

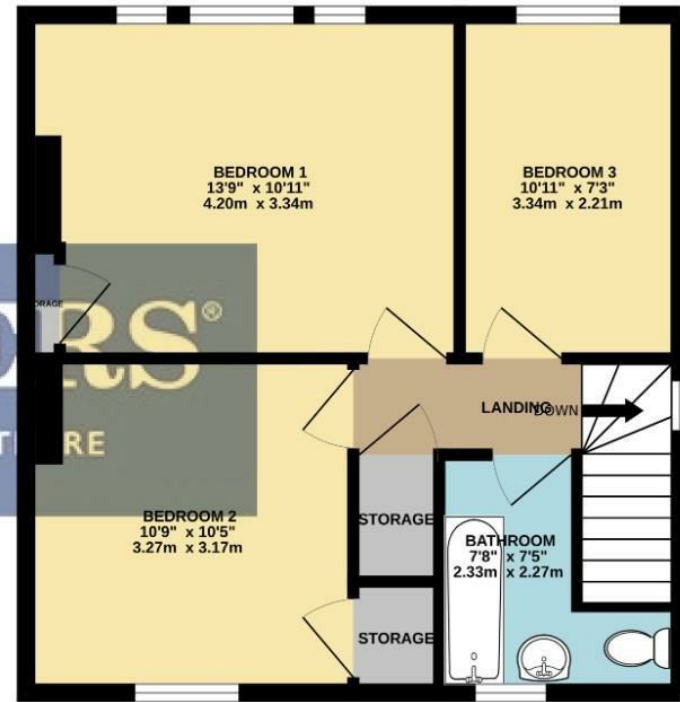
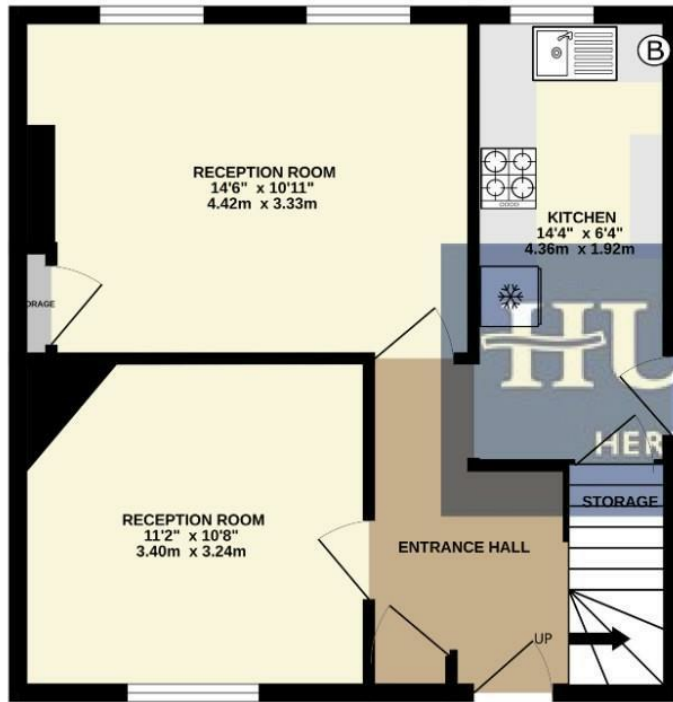
The property itself comprises of an entrance hall, two reception rooms and kitchen to the ground floor. Upstairs you will find three good sized bedrooms and a bathroom. Further benefits include, gas central heating, uPVC double glazing, large south facing rear garden and off street parking.

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

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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 980sq.ft. (91.0 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
	EU Directive 2002/91/EC	
	England & Wales	

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

Driveway

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

Entrance Hall

Entrance door to front elevation, Doors to rooms, Stairs to first floor, Vinyl flooring.

Reception Room One

Double glazed window to front elevation, Chimney breast, Radiator, Laminate flooring.

Reception Room Two

Double glazed windows to rear elevation, Chimney breast, Inbuilt storage cupboard, Electric fire with feature mantle surround, Radiator, Laminate flooring.

Kitchen

Double glazed window to rear elevation, Double glazed door to side elevation, Wall and base units with work surfaces above, Sink drainer, Wall mounted combi boiler, Space for oven, Space for upright fridge freezer, Plumbing for washing machine, Plumbing for dishwasher, Radiator, Laminate flooring.

Landing

Double glazed window to side elevation, Doors to rooms, Loft access, Door to inbuilt storage cupboard, Carpet.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Double glazed window to rear elevation, Radiator, Floorboards.

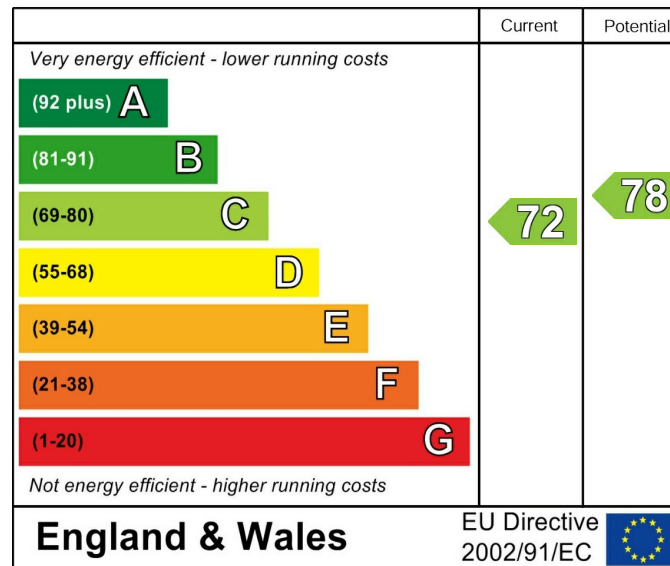
Bathroom

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

Rear Garden

Enclosed via fencing and hedges, Patio area, Steps down to garden, Laid to lawn, Pathway leading to rear, Trees, Shed, Side access via gate.

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.





