



16 Cleeve Road, Knowle, BS4 2JP

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£490,000

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We are acting in the sale of the above property and have received an offer of £460,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

****No Onward Chain**** Situated in the charming area of Knowle, Cleeve Road presents a delightful opportunity to acquire a stunning Victorian end terrace house, built in 1890. This end terrace property boasts an impressive 1,485 square feet of living space, making it an ideal home for families seeking both comfort and style.

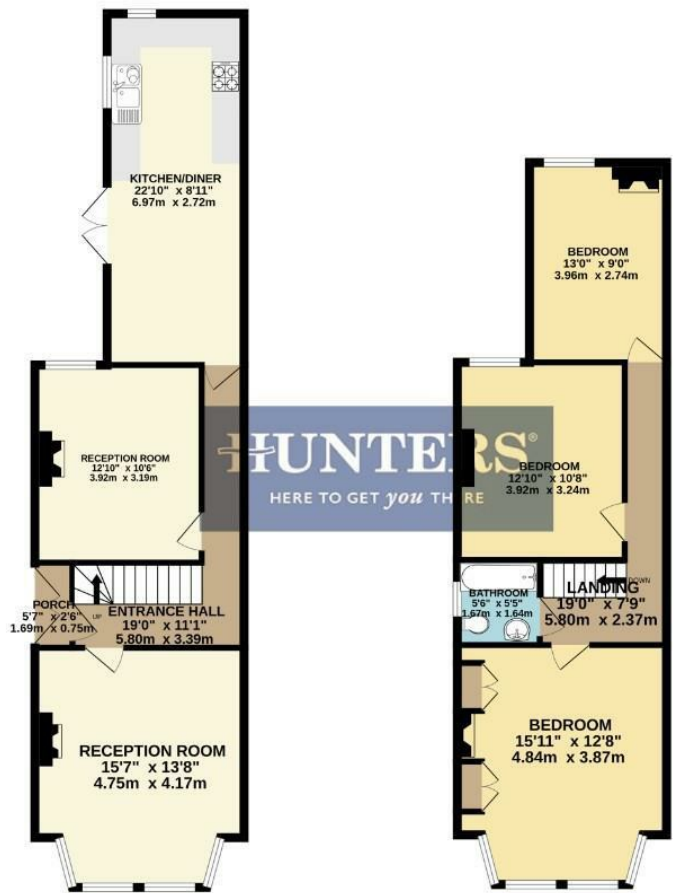
Upon entering, you will be greeted by two spacious reception rooms and a kitchen/diner, each offering a unique atmosphere for relaxation and entertainment. The generous layout allows for versatile use, whether you envision a cosy family lounge, a formal dining area, or a vibrant playroom for the children. The natural light that floods these rooms enhances the inviting ambiance, making it a perfect setting for family gatherings or quiet evenings at home.

The property features three well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom is conveniently located, ensuring ease of access for all family members.

Situated in a great location for families, this home is close to local amenities, schools, and parks, making it an ideal choice for those looking to settle in a friendly community.

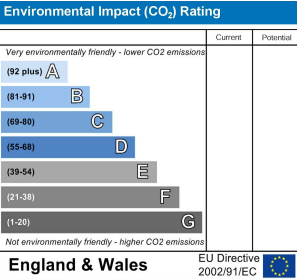
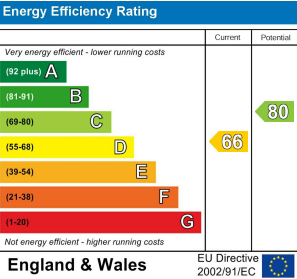
In summary, this Victorian gem on Cleeve Road is a rare find, combining spacious living with a prime location, perfect for family life. Don't miss the chance to view this exceptional home, contact us today to arrange your internal viewing.

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
knowle.bristol@hunters.com | www.hunters.com



TOTAL FLOOR AREA: 1475sq.ft. (137.0 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.
Made with Metropix 62006



Porch

5'6" x 2'5"

Entrance door to side elevation, Single glazed stained glass door to Entrance Hall.

Entrance Hall

19'0" x 11'1"

Single glazed stained glass entrance door to side elevation, Doors to rooms, Stairs to first floor, Radiator, Floorboards.

Reception Room One

15'7" x 13'8"

Double glazed bay window to front elevation, Chimney breast, Feature mantle surround, Radiator, Floorboards.

Reception Room Two

12'10" x 10'5"

Double glazed window to rear elevation, Chimney breast, Feature mantle surround, Radiator, Carpet.

Kitchen/Diner

22'10" x 8'11"

Double glazed windows to side and rear elevation, Double glazed double doors to Garden, Base units with work surfaces above, Double sink, Space for fridge freezer, Plumbing for washing machine, Plumbing for dishwasher, Integrated oven, Gas hob with extractor above, Radiator, Tiled flooring.

Landing

19'0" x 7'9"

Doors to rooms, Floorboards.

Bedroom One

15'10" x 12'8"

Double glazed bay window to front elevation, Chimney breast, Feature mantle surround, Fitted wardrobes, Radiator, Floorboards.

Bedroom Two

12'10" x 10'7"

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

Bedroom Three

12'11" x 8'11"

Double glazed window to rear elevation, Chimney breast, Feature mantle surround, Cupboard housing boiler, Radiator, Floorboards.

Bathroom

5'5" x 5'4"

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

Rear Garden

Enclosed via fencing, Patio area, Laid to lawn, Pathway to rear elevation, Gate providing side access, Shed, Flower borders with bushes and shrubs.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.

