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132 Broad Walk, Knowle, Bristol, Bristol City, BS4 2RZ



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Offers In Excess Of £300,000

Hunters BS4 are delighted to bring to the market this three bedroom, terraced home on Broad Walk. Conveniently situated near local amenities, popular schools, and major transport links, making it an ideal choice for first time buyers and families.

The property itself comprises of an entrance hall, open plan lounge/dining room and kitchen to the ground floor. Upstairs you will find three good sized bedrooms and the family bathroom. Further benefits include gas central heating, uPVC double glazing throughout and a good sized rear garden.

To appreciate all that this property has to offer contact us now on 0117 9723948 or knowle.bristol@hunters.com to book your internal viewing.

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		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	EU Directive 2002/91/EC		
England & Wales	England & Wales		

Hallway

Entrance door to front elevation, Stairs to first floor, Doors to rooms, Cupboard housing electric, Radiator.

Lounge

Double glazed window to front elevation, Opening through to dining room, Chimney breast, Radiator, Carpet.

Dining Room

Double glazed windows to rear elevation, Opening through to lounge, Chimney breast, Door to kitchen, Radiator, Carpet.

Kitchen

Double glazed window to rear elevation, Range of wall and base units with work spaces above, Fitted cooker with electric hob, Plumbing for washing machine, Space for upright fridge freezer, Sink drainer, Under stairs storage cupboard, Door to garden, Radiator, Tiled floor.

Landing

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

Bedroom One

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

Bedroom Two

Double glazed window to front elevation, Chimney breast, Radiator, Laminat floor.

Bedroom Three

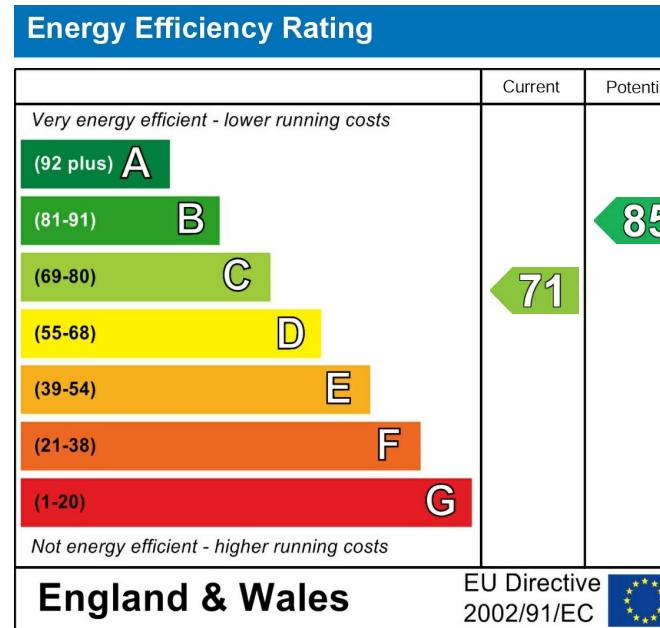
Double glazed window to rear elevation, Radiator, Carpet.

Bathroom

Double glazed window to front elevation, Panelled bath with shower over, Low level WC, Wash hand basin, Radiator, Tiled floor.

Rear Garden

Enclosed via fencing, Laid to brick paving, Decking area, Shed, Side access via gate.



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.

