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23 Calcott Road, Knowle, Bristol, BS4 2HB

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Offers In Excess Of £600,000

**** NO ONWARD CHAIN****

Located on the ever popular Calcott Road in Knowle, Bristol, this delightful Victorian house presents an excellent opportunity for those seeking a family home or investment. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. And one of the standout features of this property is that it comes with no onward chain.

Upon entering, you will find two inviting reception rooms that provide a perfect setting for both relaxation and entertaining. The character of the Victorian era is evident throughout, with period features that add charm and warmth to the home. The second reception room also features a functioning log burner, perfect for cosy nights at home.

The property benefits from a lovely garden, this outdoor space is ideal for enjoying sunny afternoons or hosting gatherings with family and friends. Additionally, there is convenient garage access via a lane, providing secure storage for vehicles or outdoor equipment.

In summary, this home on Calcott Road is a wonderful opportunity to acquire a spacious and characterful home in a sought-after location. With its many features, it is sure to appeal to a variety of buyers. Do not miss the chance to make this charming property your own.

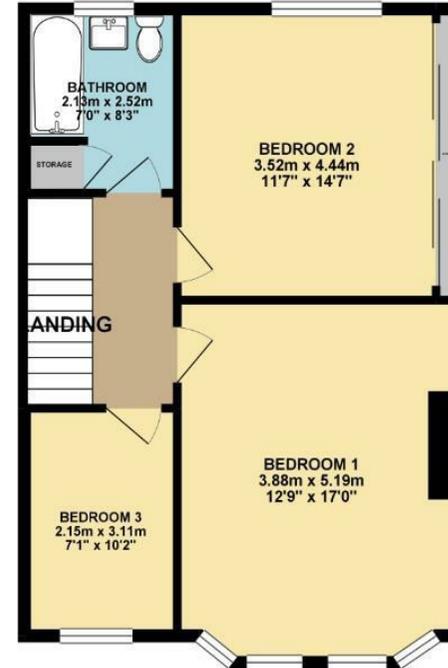
Call us today on 0117 972 3948 or email knowle.bristol@hunters.com

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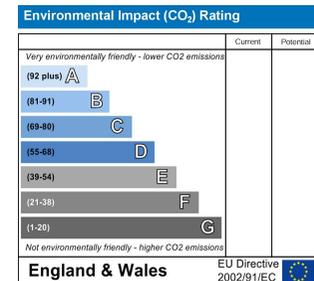
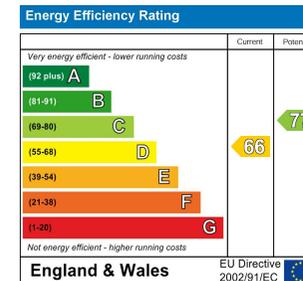
GROUND FLOOR



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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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Front Garden

Enclosed via brick wall, Flower borders with bushes, shrubs and trees, Laid to paving stones.

Porch

Entrance Hall

Entrance door to front elevation, Stairs to first floor, Doors to rooms, Under stairs storage cupboards, Radiator, Laminate floor.

Reception Room One

Double glazed bay window to front elevation, Chimney breast with feature mantle surround, Radiator, Laminate floor.

Reception Room Two

Double glazed window to rear elevation, Chimney breast with log burner, Opening to kitchen, Radiator, Tiled floor.

Kitchen

Double glazed window to rear and side elevation, Door to garden, Range of wall and base units with work surfaces above, Sink drainer, Space for cooker, Extractor fan, Fitted upright fridge freezer, Fitted washing machine, Fitted dishwasher, Radiator, Tiled floor.

Landing

Doors to rooms.

Bedroom One

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

Bedroom Two

Double glazed window to rear elevation, Fitted storage cupboard with sliding doors, Radiator, Laminate floor.

Bedroom Three

Double glazed window to front elevation, Loft access, Radiator, Carpet.

Bathroom

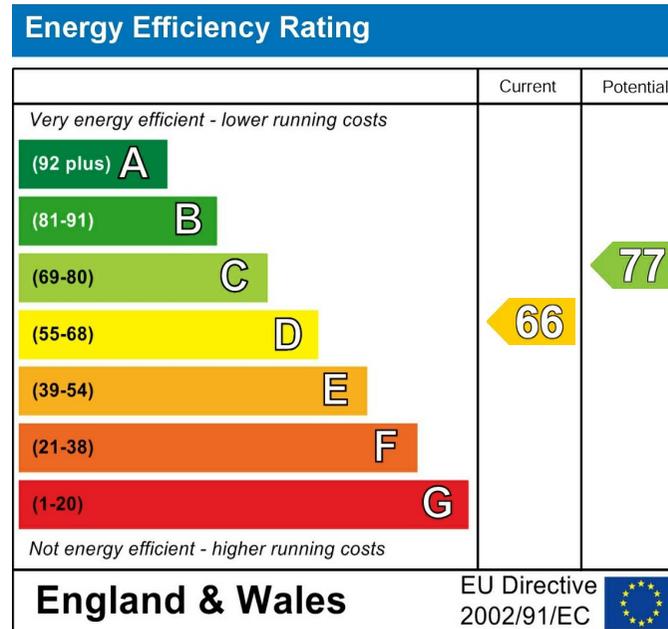
Double glazed window to rear elevation, Fitted storage cupboard, Panelled bath with shower over, Low level W/C, Wash hand basin, Radiator, Tiled floor.

Rear Garden

Enclosed via fencing, Flower borders, Lawn area, Patio area, Gate providing rear access, Garage,

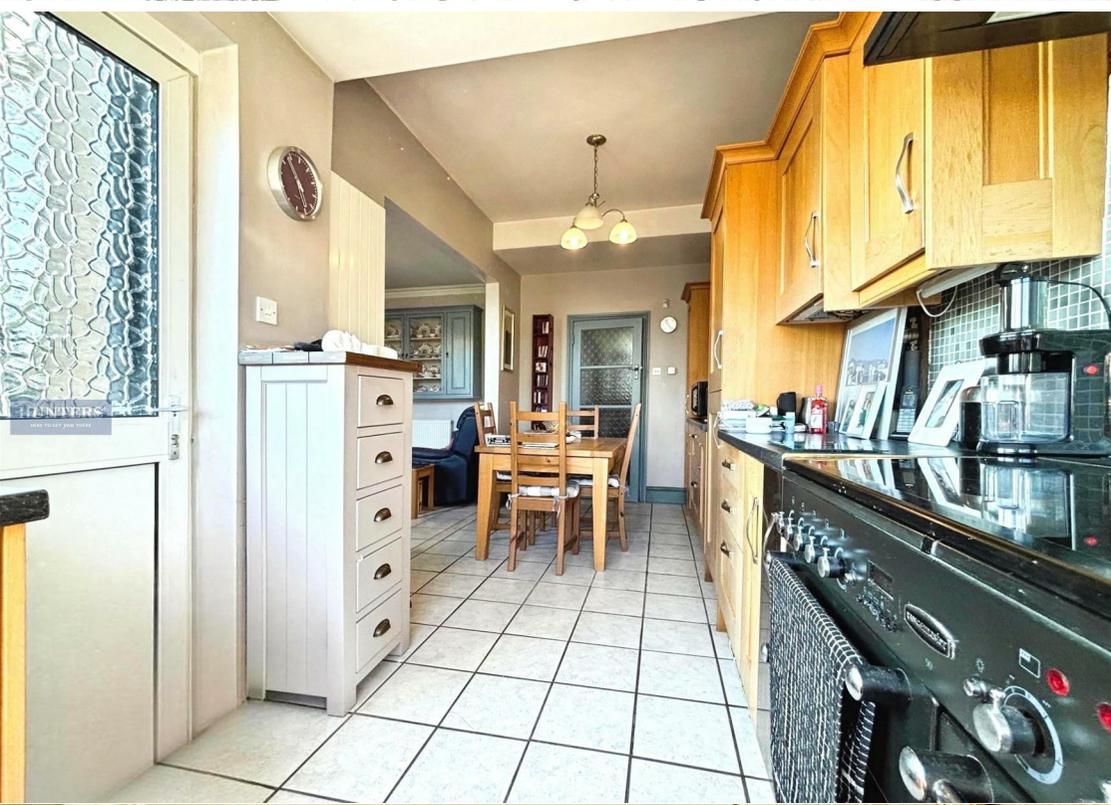
Garage

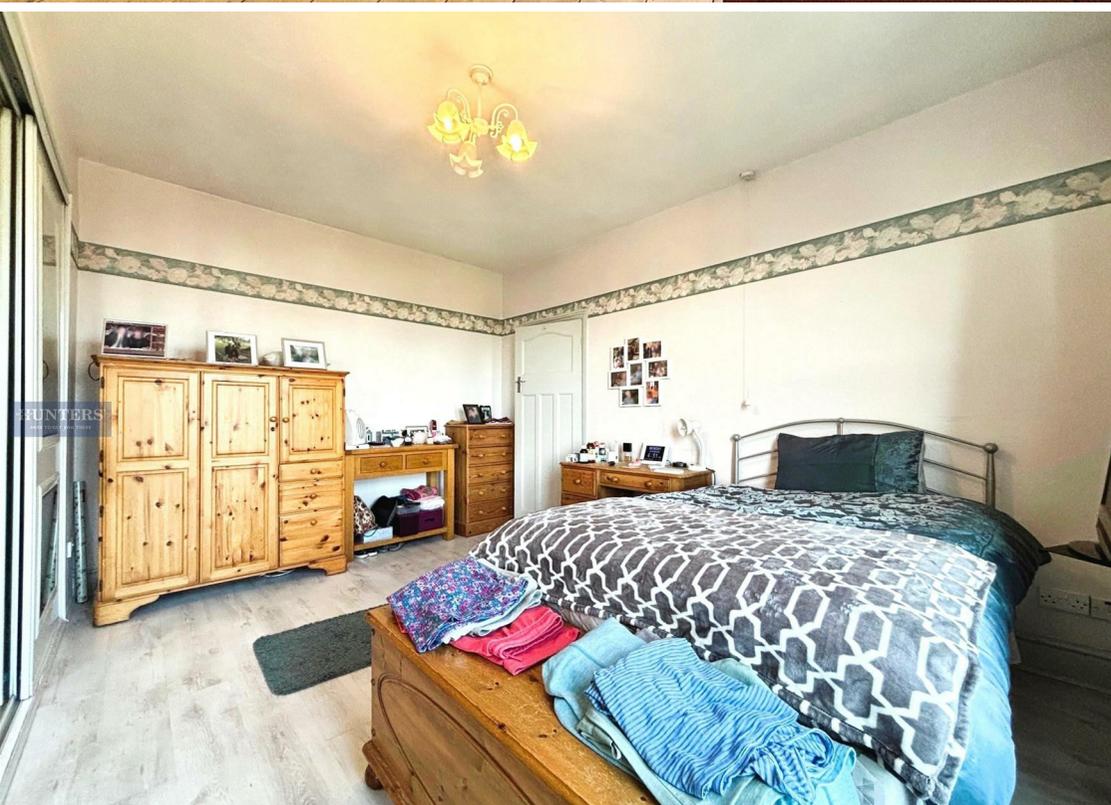
Situated at the rear of the property, Door to side elevation, Up and over door to rear elevation, Access via lane to the rear of the property, Currently used for storage,



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.











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