



**HUNTERS®**

HERE TO GET *you* THERE

26 Cleeve Road, Bristol, BS4 2JP

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Guide Price £465,000

Hunters BS4 are delighted to present this three bedroom, Victorian mid-terrace home in need of modernisation, ideally situated on Cleeve Road in Knowle.

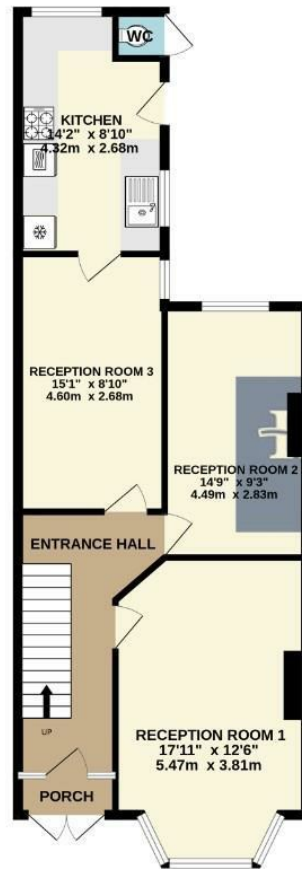
Knowle is a sought-after residential area approximately two miles south of Bristol city centre. The neighbourhood is popular with families and professionals, offering a blend of green open spaces, local amenities and excellent transport links. With nearby parks, such as Redcatch Park and Arnos Vale,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

The property itself comprises of a porch, entrance hall, three reception rooms and kitchen to the ground floor. Upstairs you will find three good sized bedrooms and a wet room. Further benefits include, gas central heating, uPVC double glazing, front and rear garden with outdoor w.c

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](mailto:knowle.bristol@hunters.com)

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[knowle.bristol@hunters.com](mailto:knowle.bristol@hunters.com) | [www.hunters.com](http://www.hunters.com)

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1335sq.ft. (124.0 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 G3025

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 67                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

**Front Garden**

Enclosed via brick walls and gate, Pathway leading to front elevation, Border with chipping stones, Laid to paving stones, Outdoor storage shed.

**Porch**

Double glazed doors to front elevation, Transom window, Cupboard housing electrics, Door to entrance hall, Tiled floor.

**Entrance Hall**

Door to front elevation, Transom and sidelight windows, Stairs to first floor, Doors to rooms, Understairs storage cupboard, Laminate flooring.

**Reception Room One**

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

**Reception Room Two**

Double glazed window to rear elevation, Chimney breast, Log burner, Radiator, Laminate flooring.

**Reception Room Three**

Double glazed window to side elevation, Door to kitchen, Radiator, Laminate flooring.

**Kitchen**

Double glazed windows to rear and side elevation, Wall and base units with work surfaces above, Sink drainer, Integrated oven, Gas hob with extractor fan above, Space for upright fridge freezer, Plumbing for washing machine, Plumbing for dishwasher, Door to garden, Vinyl flooring.

**Landing**

Doors to rooms, Loft access, Carpet.

**Bedroom One**

Double glazed bay window to front elevation, Chimney breast, Feature mantle surround, Fitted storage bench, Radiator, Carpet.

**Bedroom Two**

Double glazed window to rear elevation, Chimney breast, Cupboard housing wall mounted combi boiler, Radiator, Carpet.

**Bedroom Three**

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

**Wet Room**

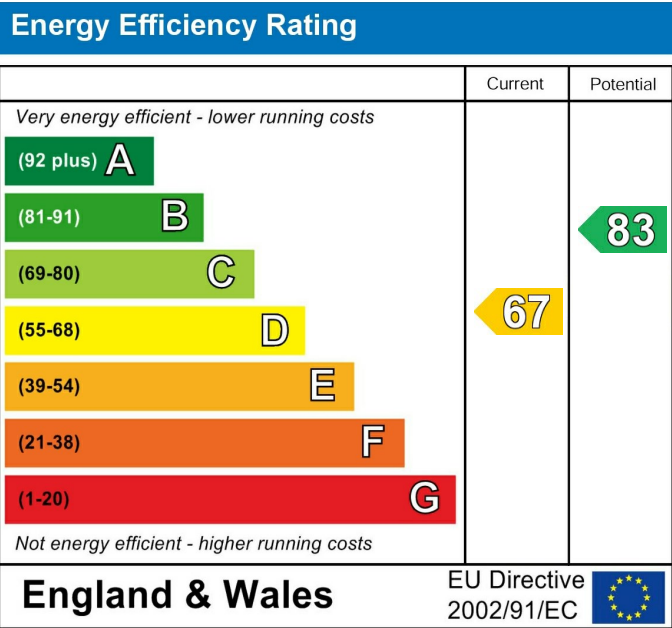
Double glazed window to front elevation, Low level W/C, Wash hand basin, Shower, Heated towel rail, Vinyl flooring.

**Rear Garden**

Enclosed via brick walls and fencing, Outdoor W.C Covered decking area, Shed, Raised flower borders with bushes and shrubs, Outdoor water tap, Pathway leading to rear elevation.

**Tenure**

Freehold but subject to a rent charge of £4 per annum



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.







