



Queens Road, Bishopsworth

Bristol, BS13 8LF

£315,000



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HUNTERS®

HERE TO GET *you* THERE

Queens Road, Bishopsworth

DESCRIPTION

Delighted to present this well maintained three-bedroom semi-detached property currently listed for sale. The property is suited for first-time buyers and families, thanks to its prime location with easy access to public transport links, nearby schools, and local amenities.

As you enter this lovely home, you are greeted by a entrance hallway leading to a kitchen/diner with double doors into the welcoming reception room, which features a comfortable lounge to the front. This space is perfect for relaxing after a long day or entertaining guests.

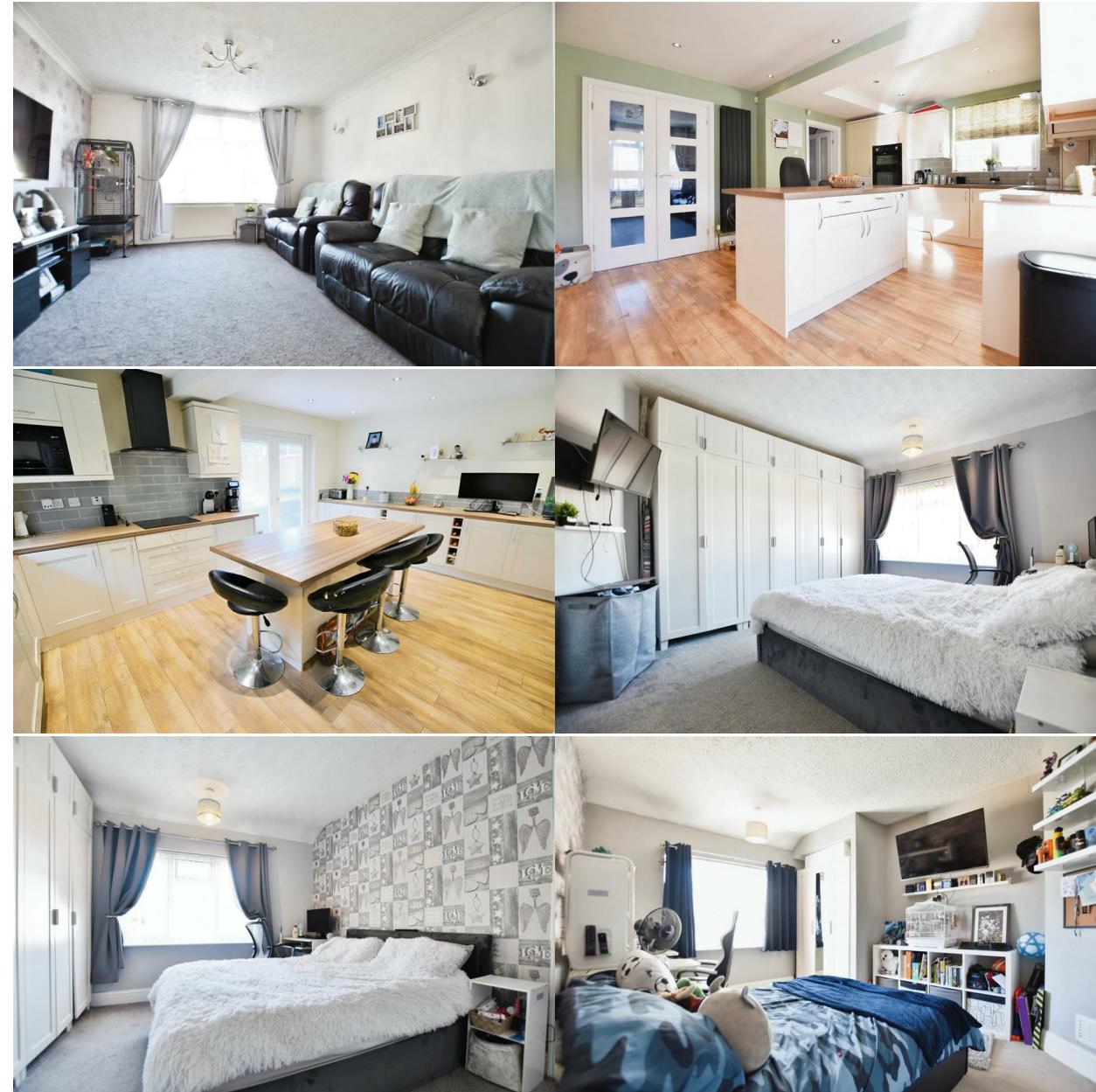
The property further benefits from three well-proportioned bedrooms. Two of these are double rooms providing ample space for rest and relaxation, while the third bedroom is a cosy single room.

The heart of the home, an open-plan kitchen, boasts integrated appliances and patio doors leading to the garden. This modern and stylish kitchen provides a wonderful space for cooking and dining.

The family bathroom is well-appointed and complements the rest of the house. It serves the bedrooms and is easily accessible from the living areas.

One of the unique features of this property is its lovely garden, which offers a peaceful retreat and a great outdoor space for children to play or for hosting family barbecues. The driveway providing off street parking for several vehicles and car port add a convenient touch to this fantastic property.

All these elements come together to create a home that is ready to move into and can be tailored to suit your family's needs!



ROOMS

FRONT GARDEN

Access to the property via the large block paved driveway leading to front door. Off street parking for several cars. Access to lean-to. Enclosed by fences.

PORCH

Access to the property through the front door into the entrance porch. Access to the hallway.

HALLWAY

Leading from the porch into the hallway. Stairs leading from the ground floor to the first floor. Access to the kitchen/diner.

KITCHEN DINING ROOM

17'9"x12'5"

Leading from the hallway into the open plan kitchen/dining room. Double glazed patio doors opening to rear garden. Double glazed window to the side. The kitchen consists of a sink with drainer, built in oven and integrated fridge/freezer, tumble dryer & dishwasher. Large island with storage cupboards. Matching wall and base units. Access to the living room.

LIVING ROOM

11'11"x13'11"

Leading from the kitchen/dining room into the living room. Double glazed bay window to the front.

LANDING

BEDROOM ONE

12'6"x11'7"

Leading from the landing into bedroom one, Double glazed window to the front. Built in wardrobes.

BEDROOM TWO

12'5"x10'7"

Leading from the landing into bedroom two. Double glazed window to the rear. Built in cupboard.

BEDROOM THREE

8'11"x6'11"

Leading from the landing into bedroom three. Double glazed window to the rear.

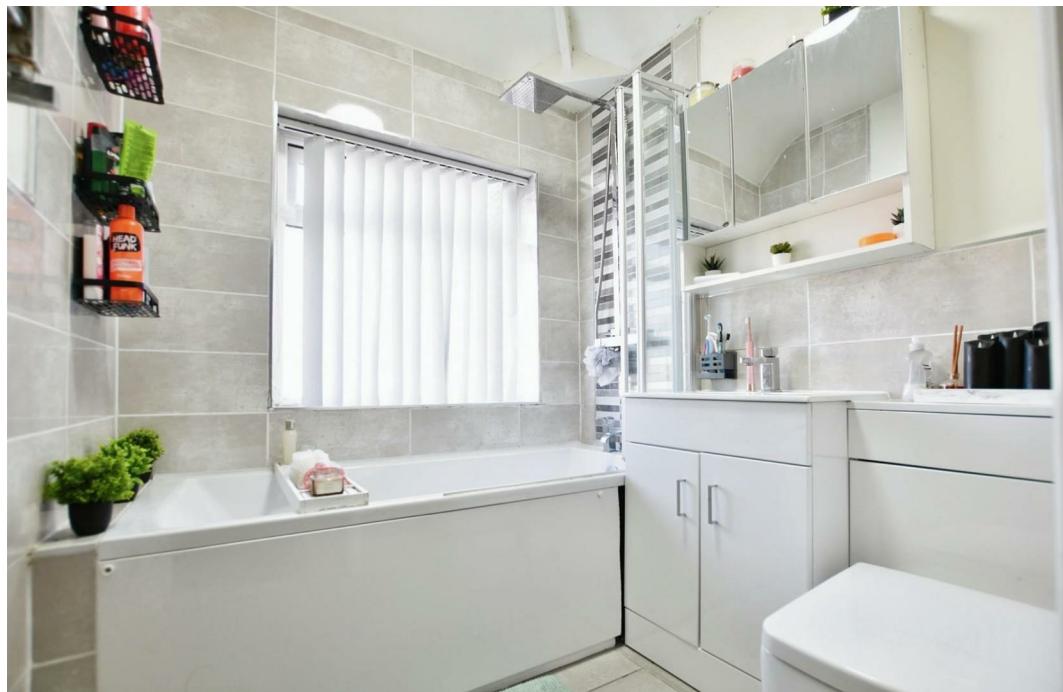
BATHROOM

6'1"x5'11"

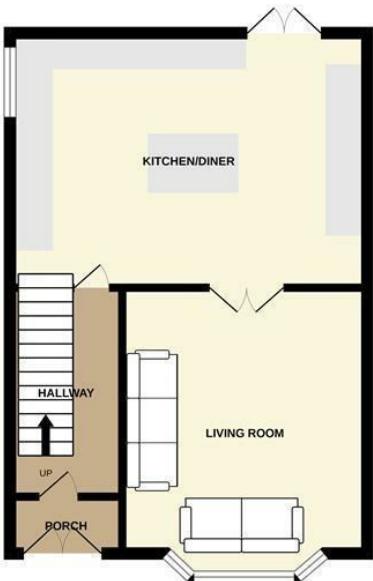
Leading from the landing into the bathroom. Obscured double glazed window to the front. The bathroom consists of a W/C, wash basin and bath with shower above.

REAR GARDEN

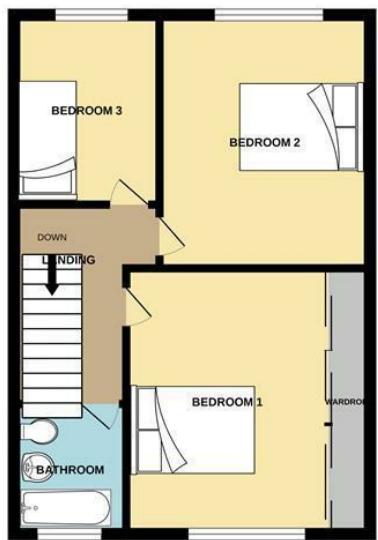
Access to the rear garden via the kitchen/dining room or via the side lean-to. Patio area with steps leading up to the lawn areas. Enclosed by fences.



GROUND FLOOR



1ST FLOOR



GROUND FLOOR
425 sq.ft. (39.4 sq.m.) approx.



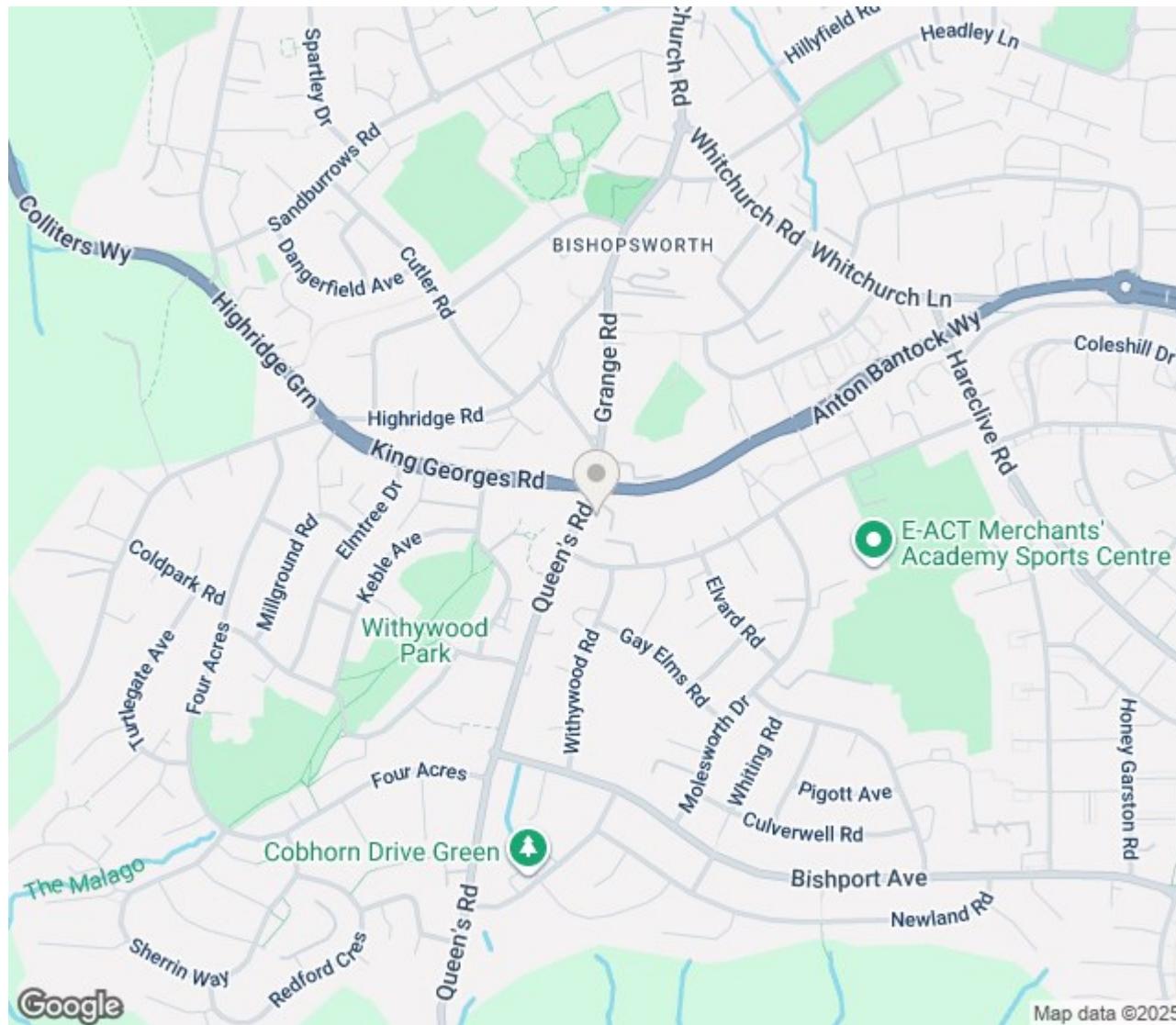
1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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ENERGY PERFORMANCE CERTIFICATE

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			
England & Wales		62	65
EU Directive 2010/31/EU			

Thinking of Selling?

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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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.