



Witch Hazel Road

Bristol, Avon, BS13 0QQ

£1,400 PCM



****Enquiries accepted via email only** **AVAILABLE FROM 01/06/26****

A two bedroom semi detached home on Witch Hazel Road in Hartcliffe, with off street parking, front and rear garden.

This property is not licenced for sharers.

Please contact us via the portal or at Knowle.bristol@hunters.com



Driveway

Situated to the front of the property providing off street parking for one vehicle.

Front Garden

Situated to the front of the property, enclosed by brick walls. Laid to lawn, Pathway to entrance door.

Kitchen/Breakfast Room

Double glazed window to rear elevation, Double glazed door to Garden, Wall and base units with work surfaces above, Sink drainer, Integrated oven with gas hob and extractor fan above, Under stairs storage cupboard, Radiator, Vinyl flooring.

Lounge

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

Landing

Doors to rooms, Carpet.

Bedroom One

Two double glazed windows to front elevation, Radiator, Carpet.

Bedroom Two

Double glazed window to rear elevation, Radiator, Carpet.

Storage Cupboard

Cupboard housing combi boiler, Shelving.

Bathroom

Double glazed window to rear elevation, Panelled bath with shower over, Wash hand basin, Low level W/C, Heated towel rail, Laminate flooring.

Rear Garden

Enclosed by fencing, Laid to paving stones, Gate providing side access.

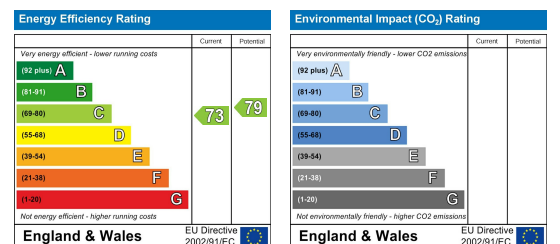
Area Map



Floor Plans



Energy Efficiency Graph



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. **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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