



Imperial Walk, Bristol
, BS14 9AE

£425,000



Imperial Walk, Bristol

DESCRIPTION

We are delighted to present this exceptional opportunity to acquire a substantial three-bedroom semi-detached family home with a loft room, occupying a prime position on the highly sought-after Imperial Walk. Offered to the market with no onward chain, this property boasts incredible potential to modernise and create a truly outstanding family home.

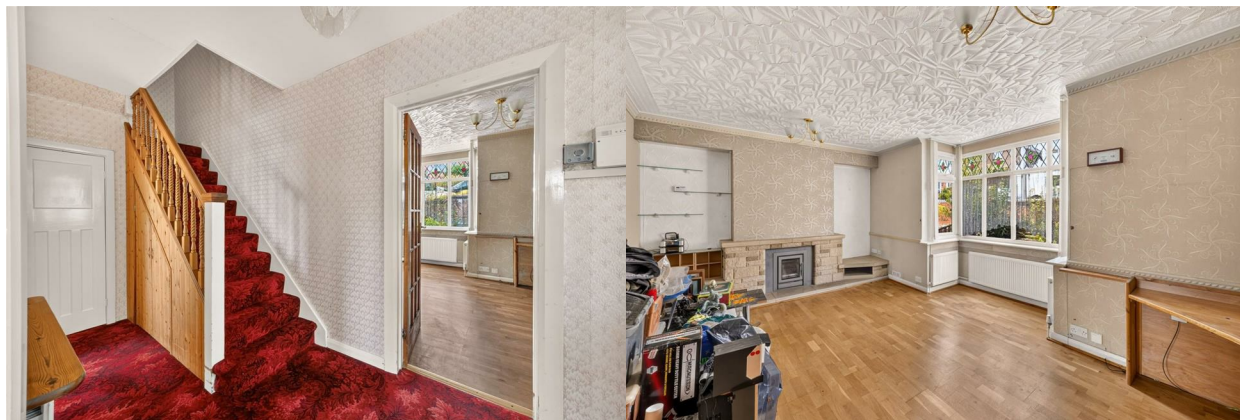
Requiring updating throughout, this spacious property is arranged over four floors and offers versatile accommodation with excellent scope to enhance and add value. The ground floor comprises a welcoming entrance hall, generous living room, separate dining room and kitchen. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite, together with a family bathroom. The second floor benefits from a versatile loft room, ideal as a home office, playroom, hobby room or occasional guest accommodation.

A particular feature of the property is the extensive lower ground floor cellar, offering outstanding potential for conversion into additional living accommodation, a home gym, cinema room or workshop, subject to the necessary planning permissions and building regulations.

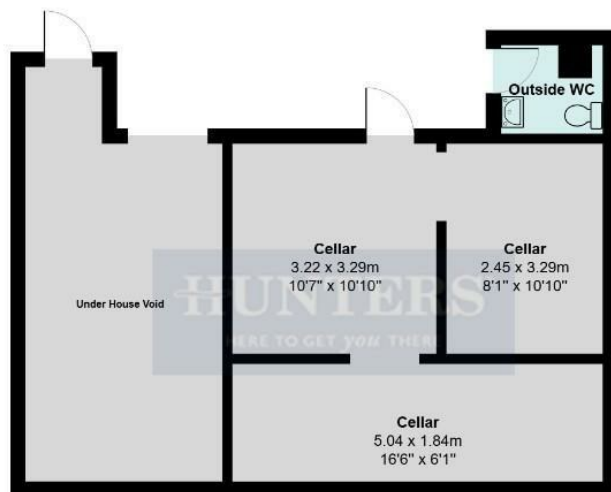
Externally, the property benefits from off-street parking to the front, while the generous rear garden enjoys breath taking far-reaching views across the surrounding green space. The elevated position provides a stunning backdrop and is one of the home's most attractive features.

Imperial Walk is one of Knowle's most desirable residential roads, perfectly positioned for families and commuters alike. Residents benefit from excellent local schools, nearby shops and amenities, parks, and picturesque countryside walks, while Bristol City Centre, Temple Meads and major transport links are all within easy reach.

Offering generous accommodation, outstanding views, huge potential and an enviable location, this is a rare opportunity to acquire a home that can be transformed into something truly special!



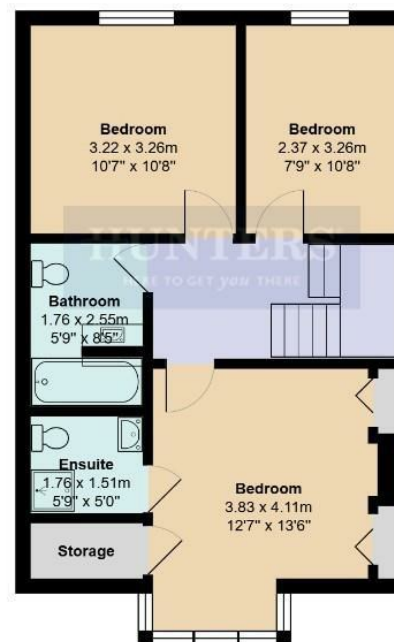




Lower Ground Floor



Ground Floor



First Floor



Second Floor

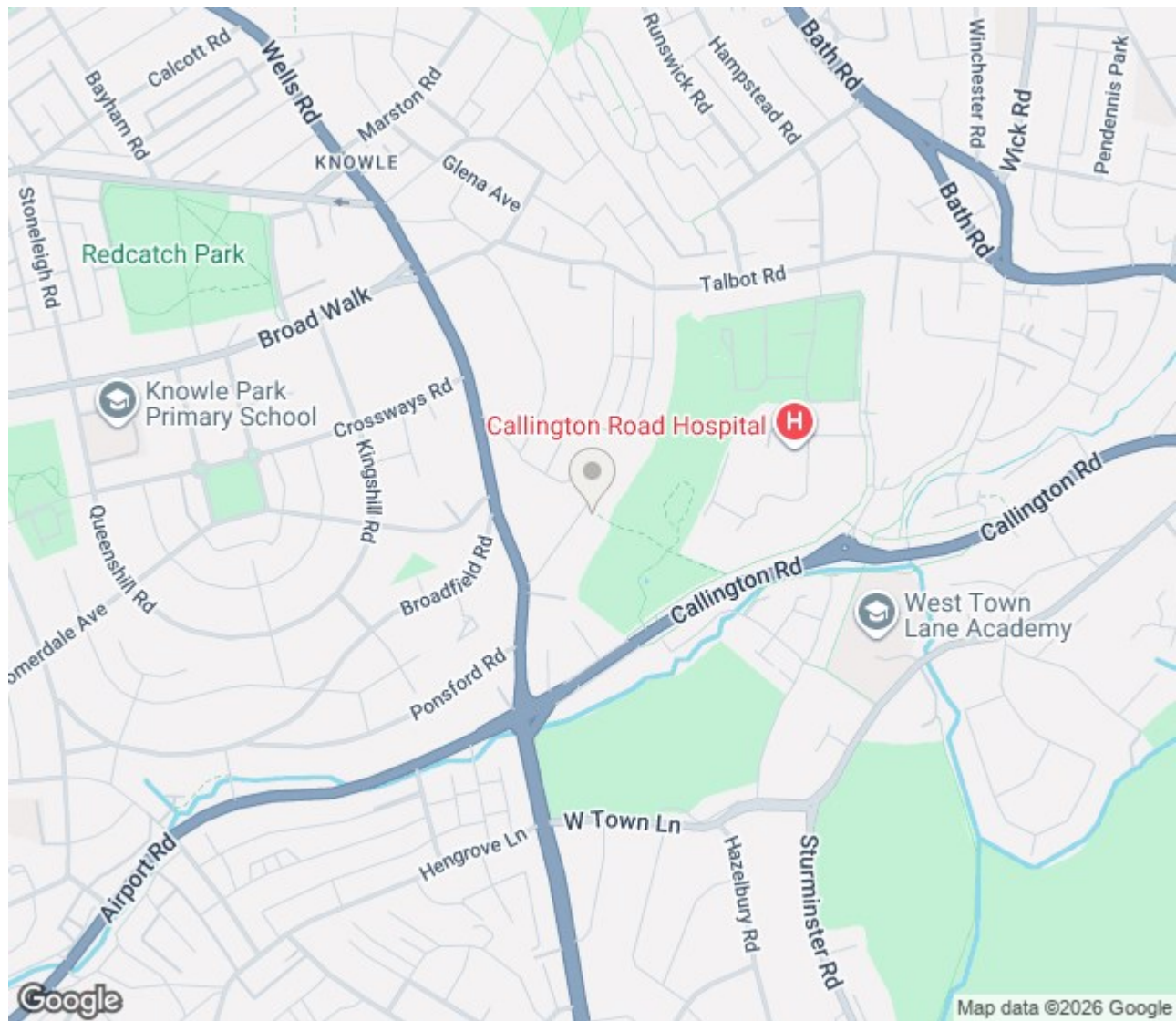


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Approximate Gross Internal Area (excluding lower ground floor) 149.4 sq m / 1608 sq ft

Total Area (excluding under house void) 163.5 sq m / 1760 sq ft





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

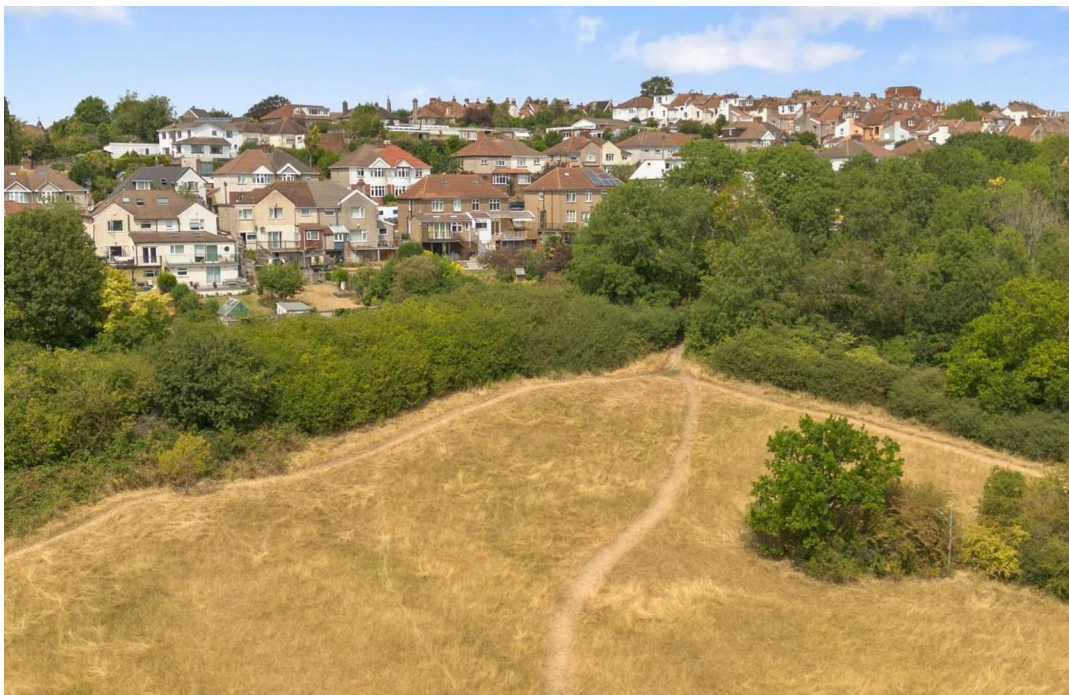
28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com













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.