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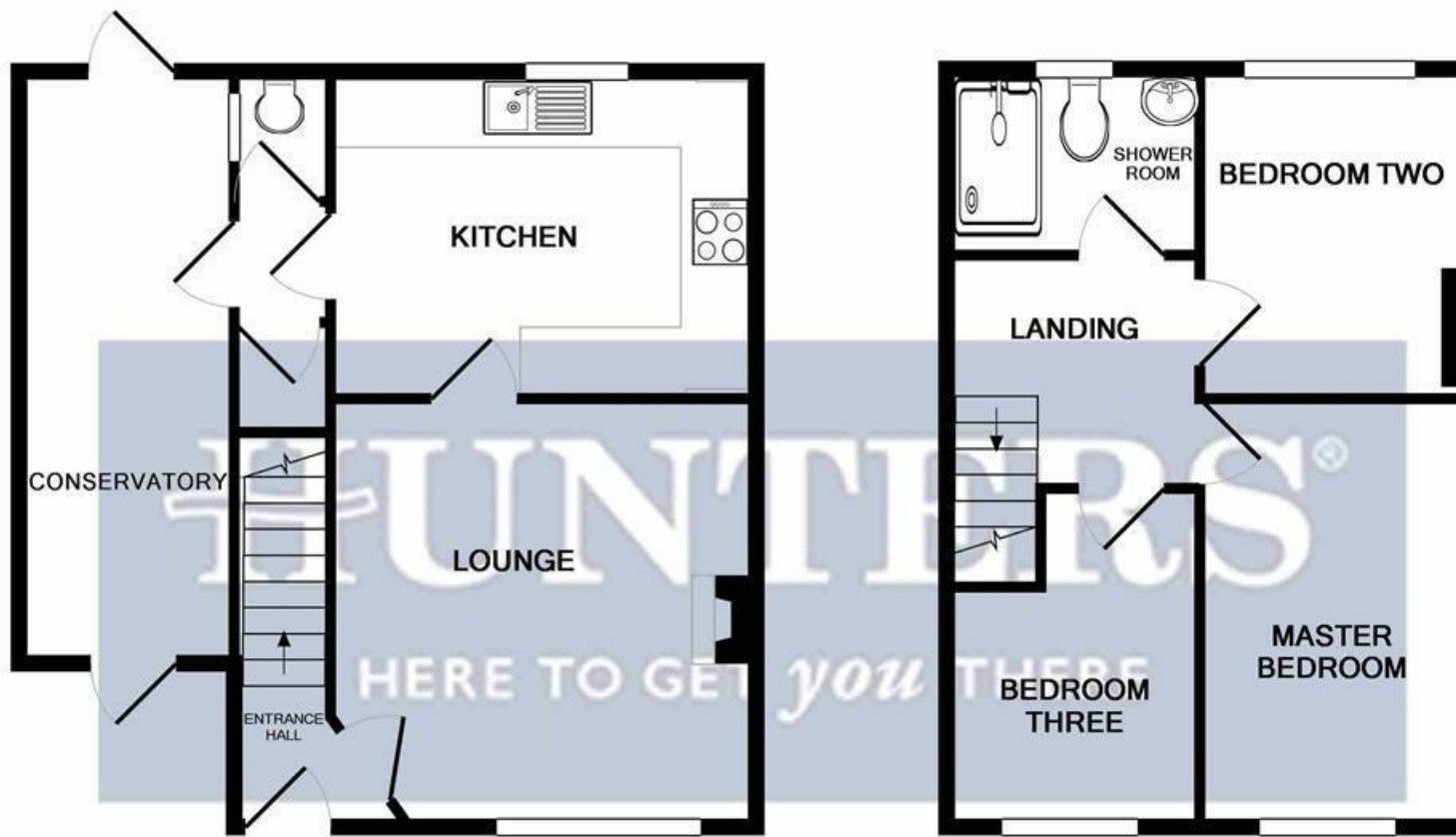
134 Salcombe Road, Knowle, Bristol, BS4 1AB

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Offers In Excess Of £280,000

Hunters are delighted to present Salcombe Road in Knowle, Bristol, this well-presented semi detached house offers a delightful family home with ample space and modern comforts. Boasting three generously sized bedrooms, this property is perfect for families or those seeking extra room for guests or a home office.

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GROUND FLOOR

FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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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		
	73	80
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

ENTRANCE HALL

uPVC composite entrance door, cupboard housing meters, radiator , laminate flooring, stairs to first floor accommodation

LOUNGE

14'4" x 12'5"
uPVC double glazed window to front elevation, radiator, t.v point, feature fireplace ,laminate flooring , door to kitchen

KITCHEN BREAKFAST ROOM

14'2" x 7'8"
uPVC double glazed window to rear elevation , range of wall and base units with work surfaces above ,sink drainer, space for cooker with extractor above, plumbing for washing machine, space for dishwasher, space for upright fridge/freezer, breakfast bar, radiator, tiled flooring

LOBBY

Door to under stairs storage, door to cloakroom, door to conservatory/ sun room

CLOAKROOM

Window to side elevation, low level w.c incorporating wash hand basin above, tiled splash backs, tiled flooring

CONSERVATORY / SUN ROOM

14'2" x 7'8"
uPVC double glazed windows to front side and rear elevation, Upvc door to rear and Upvc door to front, tiled flooring

LANDING

uPVC double glazed window to side elevation, loft access with pull down ladder, laminate flooring

BEDROOM ONE

12'6" x 9'4"
uPVC double glazed window to front elevation, radiator, laminate flooring

BEDROOM TWO

7'10" x 10'3"
uPVC double glazed window to rear elevation, radiator, laminate flooring

BEDROOM THREE

9'2" x 7'11"
uPVC double glazed window to front elevation, radiator, laminate flooring

SHOWER ROOM

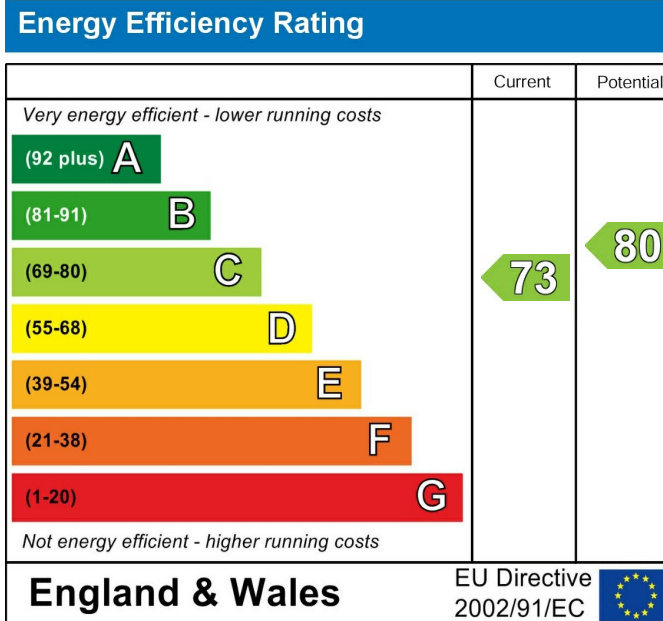
uPVC double glazed window to rear elevation , separate shower cubicle, vanity wash hand basin, extractor fan, heated towel rail, tiled flooring

REAR GARDEN

Enclosed mature rear garden , south facing ,sheds, patio area

OFF STREET PARKING

Situated to the front of the property , block paved providing parking for two cars



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.



