

HUNTERS[®]

HERE TO GET *you* THERE



Wells Road

Bristol, BS4 2QL

Guide Price £650,000



Council Tax: E



342 Wells Road

Bristol, BS4 2QL

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Driveway

Situated to the front of the property, providing off street parking.

Porch

Entrance door to side elevation, Transom window, Door to Entrance Hall, Vinyl floor.

Entrance Hall

Entrance door to side elevation, Doors to rooms, Under stairs storage cupboard housing electrics, Stairs to first floor, Radiator, Carpet.

Reception Room One

Double glazed bay window to front elevation, Chimney breast with feature mantle surround, Electric fire, Picture rail, Radiator, Carpet.

Reception Room Two

Double glazed windows to rear elevation, Chimney breast, Electric fire, Door to Kitchen, Picture rail, Radiator, Carpet.

Reception Room Three

Double glazed window to front elevation, Chimney breast, Gas fire, Picture rail, Radiator, Carpet.

Kitchen

Internal single glazed windows, Door to lobby, Range of wall and base units with work surfaces above, Integrated oven, Hob with extractor fan above, Sink drainer, Chimney breast, Oil boiler, Storage cupboard with shelving, Radiator, Vinyl floor.

Lobby

Door to Garden, Door to Utility, Door to Pantry cupboard, Tiled floor.

Utility Room

Double glazed window to side elevation, Double glazed door to side elevation, Base unit with sink drainer above, Plumbing for washing machine, Door to Bathroom, Tiled floor.

Bathroom

Double glazed window to side elevation, Panelled bath with shower over, Low level W/C, Wash hand basin, Vinyl floor.

Landing

Doors to rooms, Carpet.

Bedroom One

Double glazed windows to front elevation, Chimney breast, Door to Bedroom Four, Radiator, Carpet.

Bedroom Two

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

Bedroom Three

Double glazed window to rear elevation, Chimney breast, Wash hand basin, Fitted storage cupboards, Radiator, Carpet.

Bedroom Four

Double glazed window to front elevation, Chimney breast, Wash hand basin, Fitted storage cupboard, Radiator, Carpet.

Shower Room

Double glazed window to side elevation, Shower cubicle, Low level W/C, Wash hand basin, Heated towel rail, Loft hatch, Vinyl floor.

Rear Garden

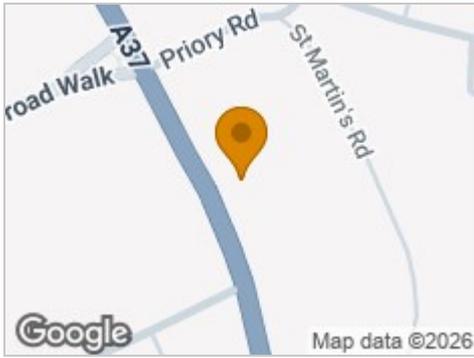
Enclosed via stone walls, Laid to lawn, Laid to paving stone area, Pathway to rear elevation, Flower borders, Outbuilding, Shed, Side access via gate.

Garage

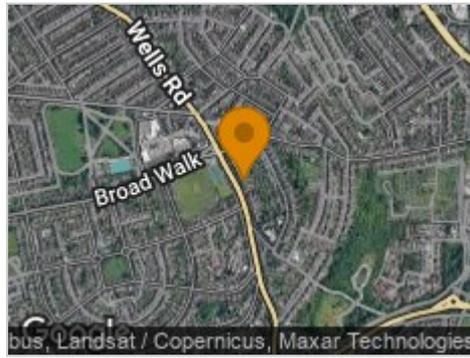
Situated to the front of the property with an up and over door.



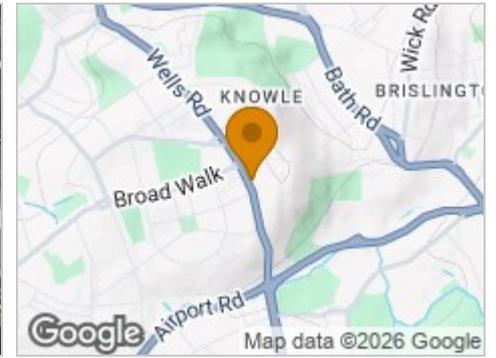
Road Map



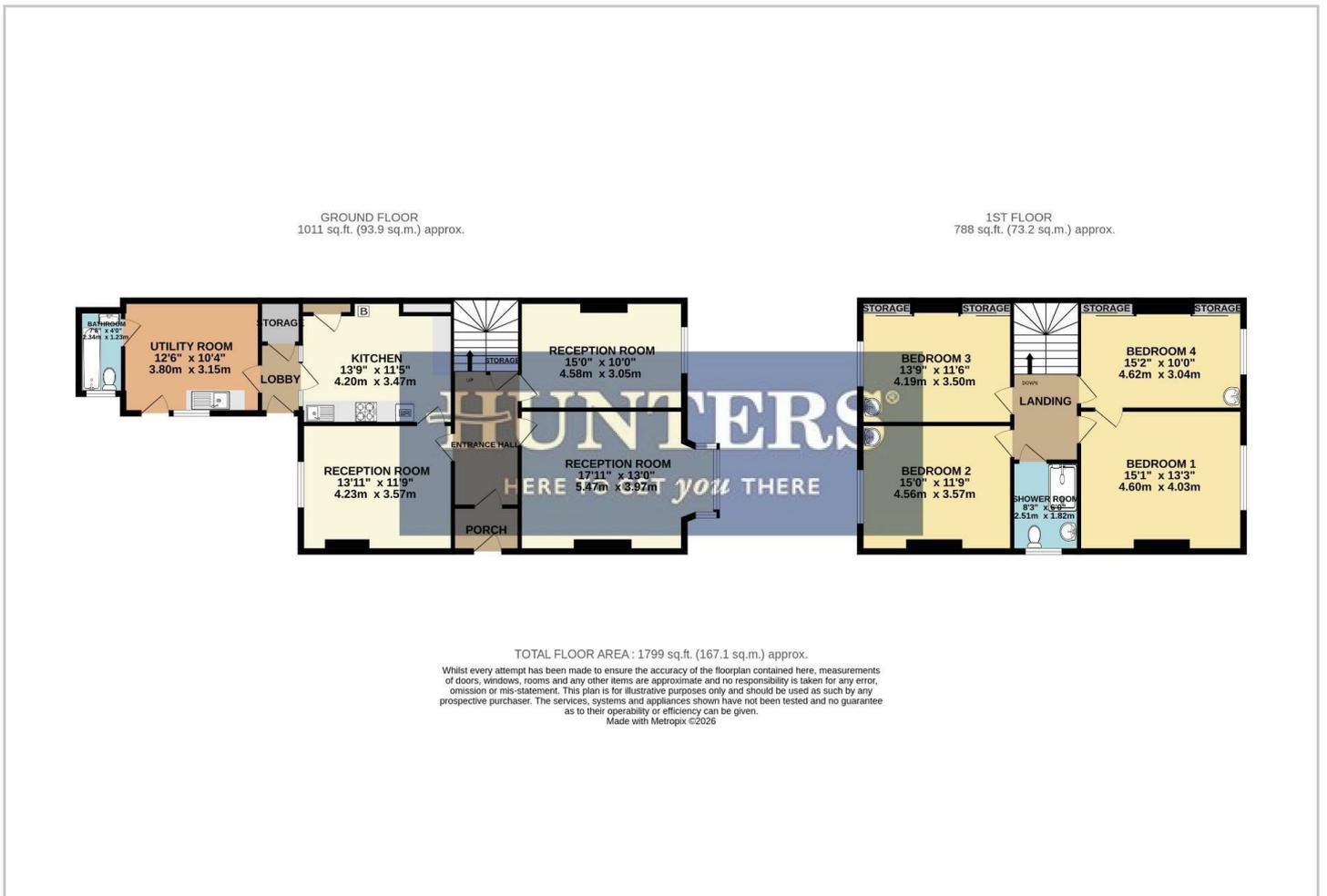
Hybrid Map



Terrain Map



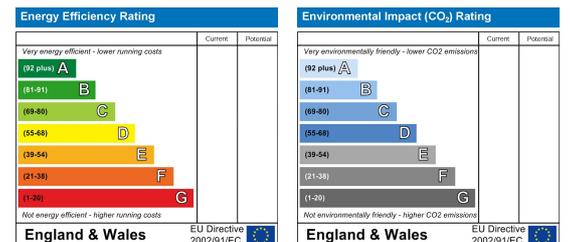
Floor Plan



Viewing

Please contact our Hunters Knowle (Bristol) Office on 0117 972 3948 if you wish to arrange a viewing appointment for this property or require further information.

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.