



HUNTERS[®]
HERE TO GET *you* THERE

7 Queenshill Road, Bristol, BS4 2XL

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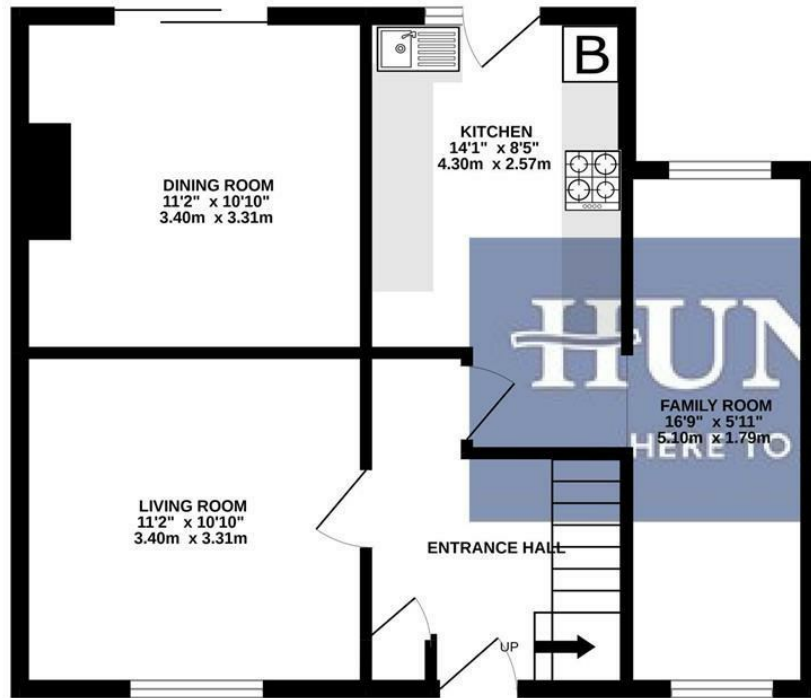
Guide Price £325,000

No Onward Chain

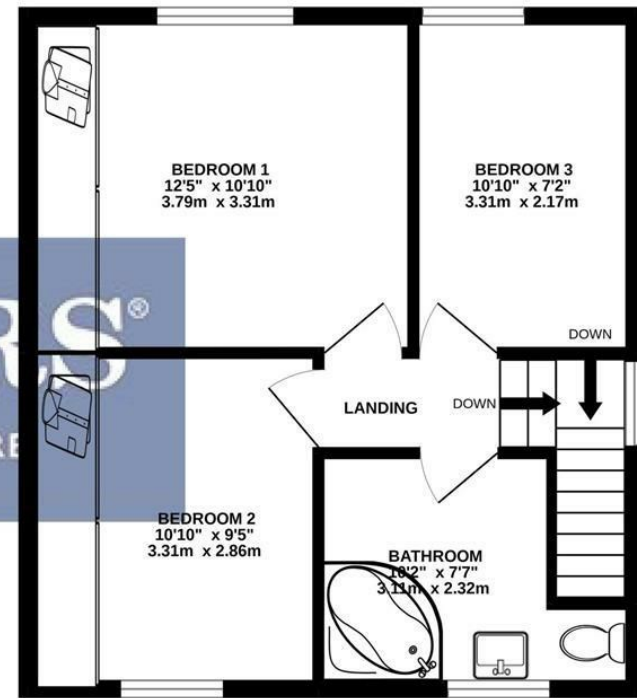
Hunters Estate Agents are thrilled to offer to the sales market this extended, three bedroom home on the ever popular Queenshill Road. Sitting in the heart of Knowle park surrounded with local amenities, popular bus routes, tree lined roads and excellent schools.

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
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GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

GROUND FLOOR

ENTRANCE HALL

PVCu door to entrance, laminate flooring, stairs rising to first floor, cupboard housing fuse board, radiator

LIVING ROOM

Laminate flooring, radiator, window to front aspect, TV point

DINING ROOM

Patio doors to rear aspect, radiator, laminate flooring, gas fireplace (disconnected)

KITCHEN

Tiled flooring, range of matching wall and base units with roll worktops over, space for upright fridge freezer, space and connection for gas cooker with extractor over, space and plumbing for washing machine and dishwasher, door to rear garden, stainless steel sink with drainer and mixer tap, radiator, under stairs cupboard

FAMILY ROOM

Laminate flooring, dual aspect windows, radiator

FIRST FLOOR

LANDING

Stairs rising from ground floor, window to side aspect, carpet flooring, loft hatch

BEDROOM ONE

Laminate flooring, window to rear aspect, radiator, built in wardrobes

BEDROOM TWO

Window to front aspect, radiator, carpet flooring, built in wardrobes

BEDROOM THREE

Window to rear aspect, radiator, carpet flooring

BATHROOM

Three piece suite consisting of vinyl flooring, window to front aspect, radiator, corner bath with electric shower over, low level toilet, wash hand basin, partially tiled surround

GARDEN

Front - Off street parking via dropped kerb, laid to patio

Rear - Laid mainly to lawn and enclosed via hedgerows, garage, patio area, flower beds

GARAGE

Concrete built garage located in rear garden


INFORMATION

EPC Band - D - <https://find-energy-certificate.service.gov.uk/energy-certificate/8796-6628-5520-5847-1922>

Council Tax Band - B

Leasehold - Circa 900 years left, Ground Rent circa £4 per year

Energy Efficiency Rating

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<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.









