
HUNTERS®
HERE TO GET you THERE
2 Broadbury Road, Knowle, Bristol, BS4 1JR

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£260,000

Broadbury Road is in the desirable area of Knowle, Bristol, this delightful semi-detached, three bedroomed home offers a perfect blend of character and modern living. Built in 1930, the property boasts a warm and inviting atmosphere, making it an ideal family home.

Upon entering, you will find a spacious reception room that serves as a wonderful space for relaxation and entertaining guests. The room is filled with natural light, creating a welcoming environment for family gatherings or quiet evenings in. The house features three well-proportioned bedrooms, providing ample space for a growing family or those seeking a home office.

The property includes a conveniently located shower room, designed for both functionality and comfort. The layout of the house is practical, ensuring that every corner is utilised effectively, making it a perfect choice for those who appreciate a well-thought-out living space.

The surrounding area of Knowle is known for its community spirit and local amenities, including shops, parks, and schools, all within easy reach.

In summary, this semi-detached house on Broadbury Road presents an excellent opportunity for anyone looking to settle in a friendly neighbourhood with a rich history. With its charming features and convenient location, this property is sure to attract interest from a variety of buyers. Don’t miss the chance to make this lovely house your new home. Call Hunters today to arrange your internal viewing 0117 9723948

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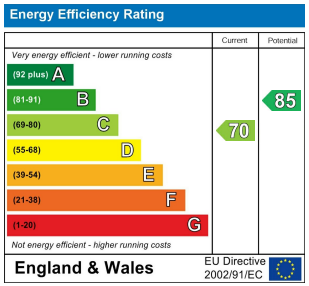
GROUND FLOOR

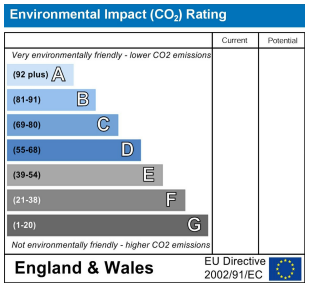
1ST FLOOR



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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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Driveway
Located to the side of the property providing parking for one vehicle

Entrance Hall
uPVC double glazed entrance door, meter cupboard, laminate flooring

Living Room
uPVC double glazed window to front, chimney breast, radiator, laminate flooring

Kitchen
uPVC double glazed window to rear, recently fitted kitchen with integrated oven and hob, space for fridge freezer and plumbing for washing machine, radiator, tiled flooring

Cloakroom
Low level w.c tiled flooring

Landing
uPVC double glazed window to side, loft access, carpet

Bedroom One
uPVC double glazed window to front, radiator, carpet

Bedroom Two
uPVC double glazed window to rear, wall mounted combi boiler, radiator, carpet

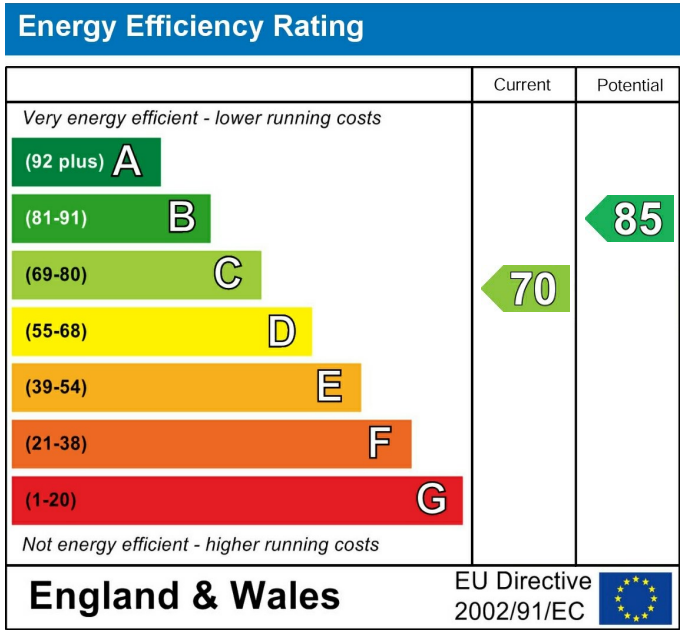
Bedroom Three
uPVC double glazed window to front, radiator, carpet

Shower Room
uPVC double glazed window to rear, shower cubicle with mixer shower, toilet, sink radiator,

Outbuilding
Currently used for storage

Rear Garden
Fully enclosed, mature rear garden, patio areas, lawn , flower boarders shrubs and trees

Front Garden
Enclosed with gated access, lawn , shrubs and trees



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.











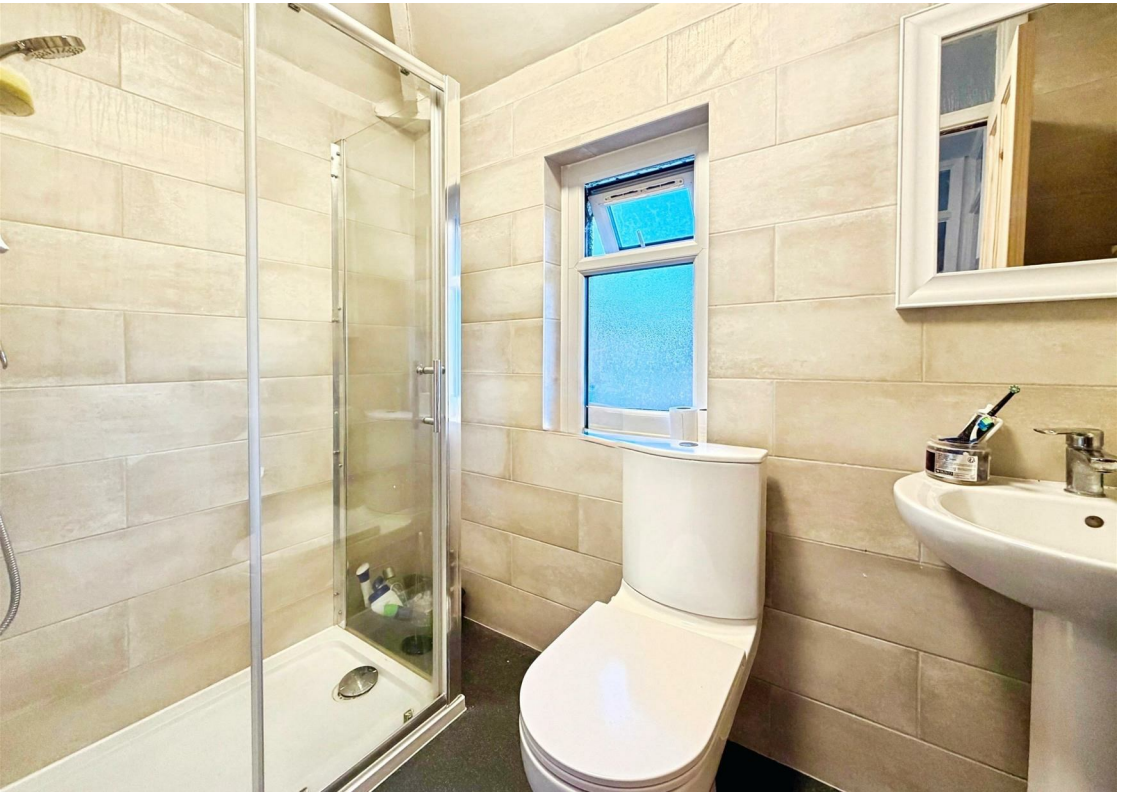













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