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39, Padstow Road, Bristol, BS4 1EL

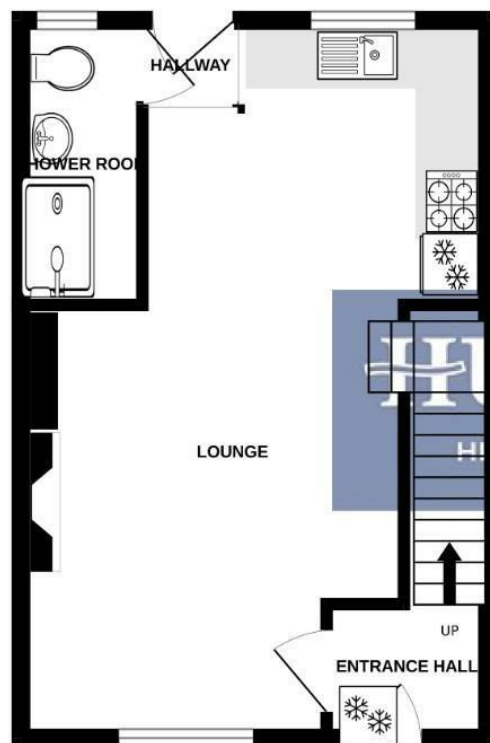
39 Padstow Road, Bristol, BS4 1EL

Offers In Excess Of £250,000

**** NO ONWARD CHAIN**** An extremely well presented, recently modernised, three bedroom, end of terrace home situated on Padstow in Knowle.

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GROUND FLOOR



1ST FLOOR



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		
	80	83
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		

Entrance Hall

uPVC entrance door, cupboard housing meters and house alarm, radiator, laminate flooring, stairs rising to first floor

Lounge

13'4" x 11'2"

uPVC double glazed window to front, chimney breast, storage cupboard under stairs, laminate flooring, opening through to kitchen

Kitchen

11'0" x 8'11"

uPVC double glazed window to rear, range of wall and base units with worksurfaces above, sink drainer, fitted oven and microwave, electric hob, integrated dishwasher, plumbing for washing machine, space for upright fridge/freezer tiled flooring

Shower Room

8'10" x 3'10"

uPVC double glazed window to rear, walk in cubicle with mixer shower, wash hand basin, low level w.c, heated towel radiator, tiled floor to ceiling

Landing

Carpet, Loft access

Loft is partially boarded and insulated with a pull down ladder and light. The loft space also houses the combination boiler

Bedroom One

11'11" x 10'1"

2x uPVC double glazed window to front, large built in wardrobe radiator, laminate flooring,

Bedroom Two

12'3" x 7'10"

uPVC double glazed window to rear, radiator, laminate flooring

Bedroom Three

8'10" x 7'3"

uPVC double glazed window to rear, radiator, laminate flooring

Rear Garden

Fully enclosed with a large wooden built storage shed to the side of the property, mainly laid to lawn with a patio area and small greenhouse

Front Garden & Off Street Parking

Partially enclosed with gated access and pathway leading to the front entrance door

Opening for access to off street parking for one car

Solar Panels

The solar panels are owned and generate a good income back to the property

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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.









