
HUNTERS®
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4 Carisbrooke Road, Bristol, BS4 1SA

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## £285,000

**NO ONWARD CHAIN**Situated on Carisbrooke Road in Knowle, Bristol, this charming house presents an excellent opportunity for first-time buyers and families alike.

The property itself comprises of an entrance hall, lounge/diner, kitchen and utility room to the ground floor. Upstairs you will find three good sized bedrooms and a shower room.
Further benefits of the property include, double glazing throughout, a driveway providing off street parking and a large rear garden, perfect for children to play or for hosting summer barbecues.

This property is conveniently situated close to local amenities, schools, and transport links, ensuring that everything you need is within easy reach. Whether you are starting your journey as a homeowner or seeking an investment, this house on Carisbrooke Road is a wonderful opportunity not to be missed.

Contact us today to arrange your viewing on 0117 9723948 or knowle.bristol@hunters.com

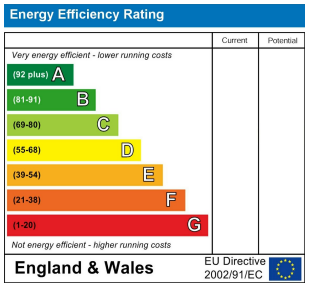
GROUND FLOOR

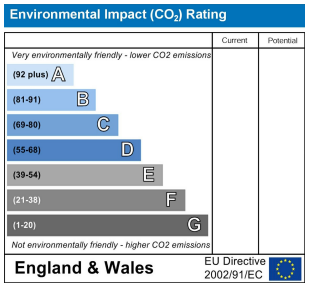
1ST FLOOR




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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**
Situated to the side of the property, providing off street parking.

**Front Garden**
Enclosed via brick walls, Pathway leading to front elevation. Laid to chipping stones, Flower borders.

**Entrance Hall**
Entrance door to front elevation, Doors to rooms, Stairs to first floor, Storage cupboard, Cupboard housing electrics, Under stairs storage cupboard, Radiator, Carpet.

**Lounge/Diner**
Double glazed window to front elevation, Double glazed sliding doors to Garden, Chimney breast, Internal single glazed window, Radiator, Carpet.

**Kitchen**
Double glazed window to side elevation, Base units with work surfaces above, Sink drainer, Space for fridge freezer, Space for oven, Internal single glazed window, Door to Utility Room. Radiator, Vinyl flooring.

**Utility Room**
Double glazed window to rear elevation, Door to Garden, Plumbing for washing machine, Vinyl flooring.

**Landing**
Double glazed window to side elevation, Doors to rooms, Loft access, Carpet.

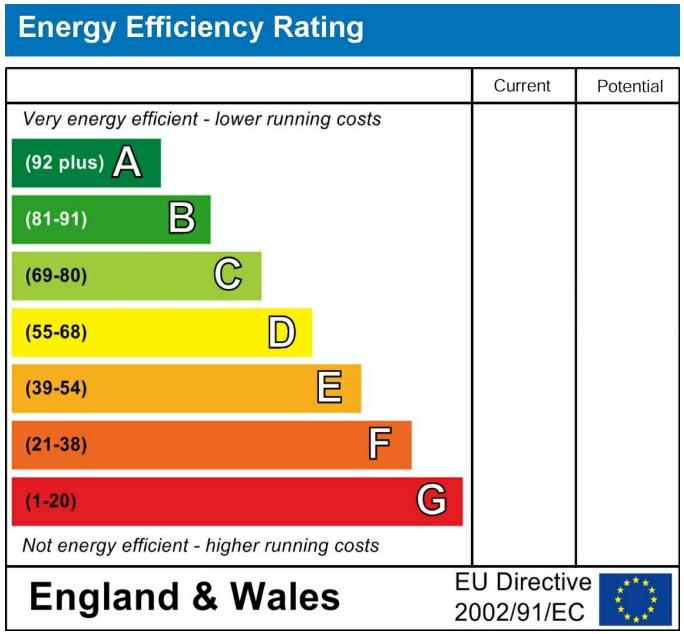
**Bedroom One**
Double glazed windows to rear elevation, Cupboard housing water tank, Chimney breast, Radiator, Carpet.

**Bedroom Two**
Double glazed window to front elevation, Radiator, Carpet.

**Bedroom Three**
Double glazed window to rear elevation, Radiator, Carpet.

**Shower Room**
Double glazed window to front elevation, Walk in shower cubicle, Low level W/C, Wash hand basin, Radiator, Vinyl flooring.

**Rear Garden**
Enclosed via stone walls, Patio area, Raised flower beds, Gate providing side access, Outdoor tap.




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.





























