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27 Colchester Crescent, Knowle, Bristol, BS4 1SG

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£269,500

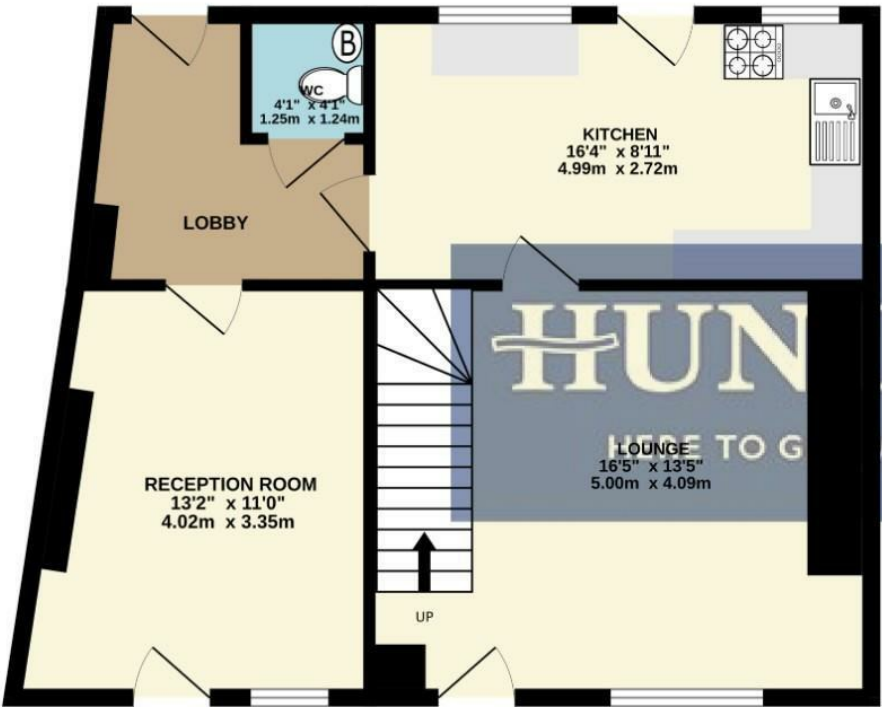
****NO ONWARD CHAIN**** Hunters BS4 are delighted to bring to the market this three bedroom, semi detached and extended home on Colchester Crescent. Conveniently situated near local amenities including the imperial retail park, popular schools, and major transport links, making it an ideal choice first time buyers who wish to make a house a home.

The property itself comprises of a lounge, kitchen/breakfast room, a second reception room in the side extension, lobby and W/C to the ground floor. Upstairs you will find three good sized bedrooms and the family bathroom. Further benefits include twin driveway providing off street parking, gas central heating, uPVC double glazing throughout and a good sized rear garden.

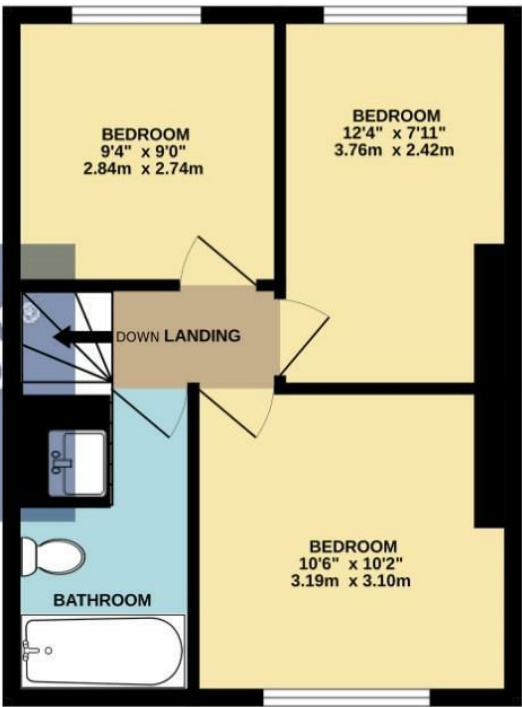
To appreciate all that this property has to offer contact us now on 0117 9723948 or knowle.bristol@hunters.com to book your internal viewing.

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
knowle.bristol@hunters.com | www.hunters.com

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Driveway

Twin driveway situated to the front of the property providing off street parking for two vehicles.

Lounge

Double glazed window to front elevation, Stairs to first floor, Cupboard housing electrics, Chimney breast, Fire surround, Door to kitchen, Radiator, Laminate flooring.

Kitchen/Breakfast Room

Three double glazed windows to rear elevation, Range of wall and base units with work spaces above, Sink drainer, Fitted cooker with gas hob, Space for upright fridge freezer, Plumbing for washing machine, Door to lobby, Door to garden, Radiator, Tiled floor.

Lobby

Door to kitchen, Door to reception room 2, Door to W/C, Door to garden.

Reception Room

Entrance via front door or internal door, Double glazed window to front elevation, Door to lobby, Radiator, Carpet.

W/C

Low level WC, Combi boiler, Vinyl floor.

Landing

Double glazed window to side elevation, Door to rooms, Carpet, Loft access which is boarded and insulated.

Bedroom One

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

Bedroom Two

Double glazed window to front elevation, Radiator, Carpet.

Bedroom Three

Double glazed window to rear elevation, Radiator, Carpet.


Bathroom

Double glazed window to front elevation, Panelled bath with electric shower over, Low level WC, Wash hand basin, Vinyl floor.

Rear Garden

Enclosed via brick walls, Laid to patio, Laid to lawn, Flower border, Raised flower bed, Door into kitchen, Door into side extension.

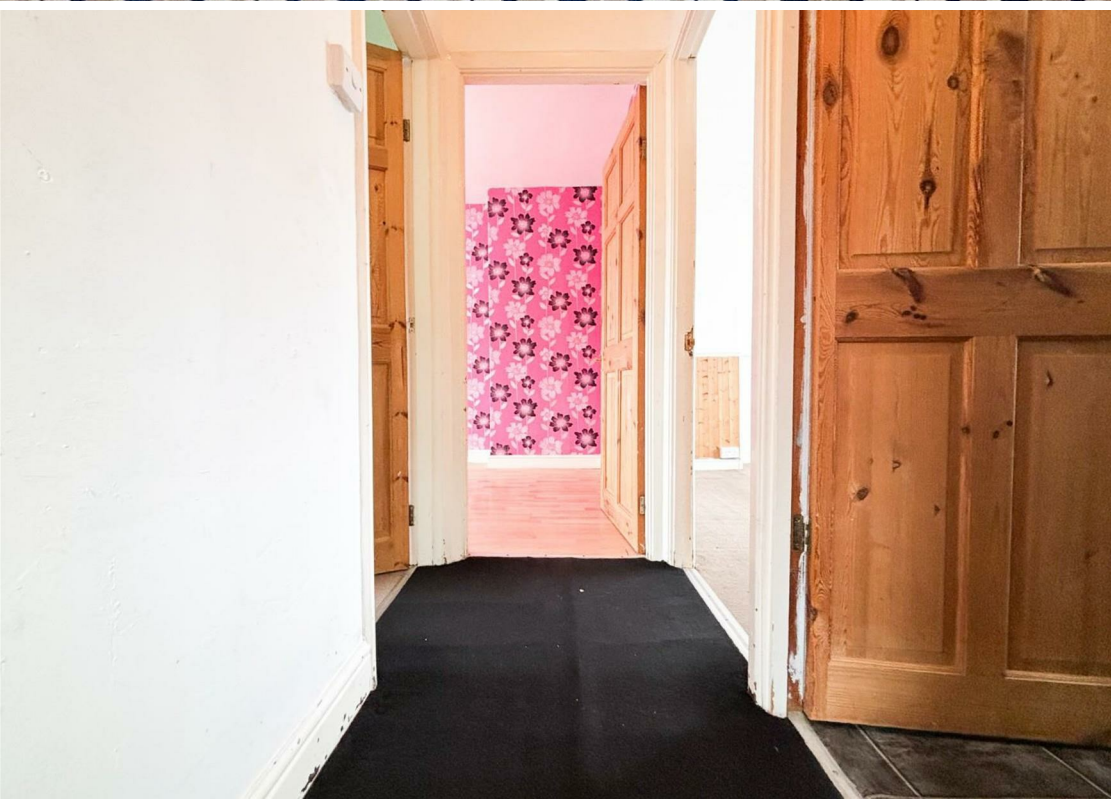
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.











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