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HERE TO GET *you* THERE

50 Ponsford Road, Bristol, BS4 2UR

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£350,000

Hunters BS4 are delighted to present this three-bedroom semi detached home, ideally situated on Ponsford Road in Knowle Park. and offered with No Onward Chain

Knowle Park is a sought-after residential area approximately two miles south of Bristol city centre. The neighbourhood is popular with families and professionals, offering a blend of green open spaces, local amenities and excellent transport links. With nearby parks, well-regarded schools and convenient access to Bristol Temple Meads, Wells Road and the A37, Knowle Park provides an ideal balance of suburban living and city convenience.

The property itself comprises of an entrance hall, w/c, two reception rooms, kitchen to the ground floor. Upstairs you will find three good sized bedrooms and a bathroom. Further benefits include, gas central heating, uPVC double glazing and a large rear garden

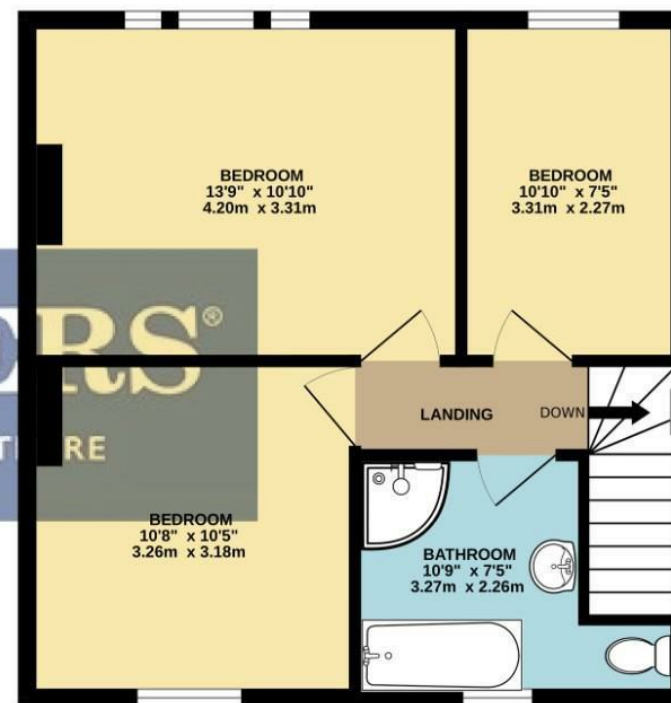
To appreciate all that this property has to offer please call Hunters today to book in your internal viewing on 0117 9723948 or email us at knowle.bristol@hunters.com

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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 904sq.ft. (84.0 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		
	66	77
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		

Front Garden

Stairs to entrance of property.

Entrance Hall

Entrance door to front elevation, Carpeted stairs to first floor, Doors to rooms, Cupboard housing electrics, Vinyl flooring.

W/C

Low level W/C, Wash hand basin, Vinyl flooring.

Reception Room One

Double glazed window to front elevation, Opening through to second reception room, Radiator, Carpet.

Reception Room Two

Double glazed double doors to garden, Opening through to first reception room, Double doors to kitchen, Radiator, Carpet.

Kitchen

Double glazed window to rear elevation, Double glazed door to side elevation, Wall and base units with work surfaces above, Integrated oven with gas hob and extractor fan above, Space for washing machine, Wall mounted combi boiler with a 5 year service plan, Under stairs storage cupboard, Vinyl flooring.

Landing

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

Bedroom One

Double glazed window to rear elevation, Radiator, Carpet.

Bedroom Two

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

Bedroom Three

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

Bathroom

Double glazed window to front elevation, Panelled bath with shower over, Shower cubicle, Low level W/C, Wash hand basin, Heated towel rail, Vinyl flooring.

Rear Garden

Enclosed via fencing and stone walls, Patio area, Laid to lawn, Laid to chipping stone area, Stairs to upper level, Gate providing side access, Outdoor tap.

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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.



