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10 Melbury Road, Bristol, BS4 2RP

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Offers In Excess Of £425,000

Located on the ever popular Melbury Road in Bristol, this delightful end-terrace house offers a wonderful opportunity for those seeking a family home with potential. Spanning an impressive 1,167 square feet, the property features three well-proportioned bedrooms and two inviting reception rooms, providing ample space for both relaxation and entertaining.

Constructed between 1930 and 1939, this home retains a sense of character while presenting an exciting chance for modernisation to suit your personal taste. The garage has been thoughtfully converted into a third reception room, adding versatility to the living space, whether it be for a playroom, study, or additional lounge area.

The property boasts a large, mature rear garden, perfect for outdoor gatherings, gardening enthusiasts, or simply enjoying the tranquillity of nature. Additionally, the convenience of parking for one vehicle is a notable advantage in this vibrant area.

Location is key, and this home does not disappoint. It is situated close to the picturesque Redcatch Park and community gardens, offering a lovely setting for leisurely strolls or family picnics. Families will appreciate the proximity to Knowle Park Primary School, making the morning school run a breeze.

In summary, this end-terrace house on Melbury Road presents a fantastic opportunity for those looking to create their ideal home in a sought-after Bristol location. With its spacious layout, potential for modernisation, and proximity to local amenities, this property is not to be missed.

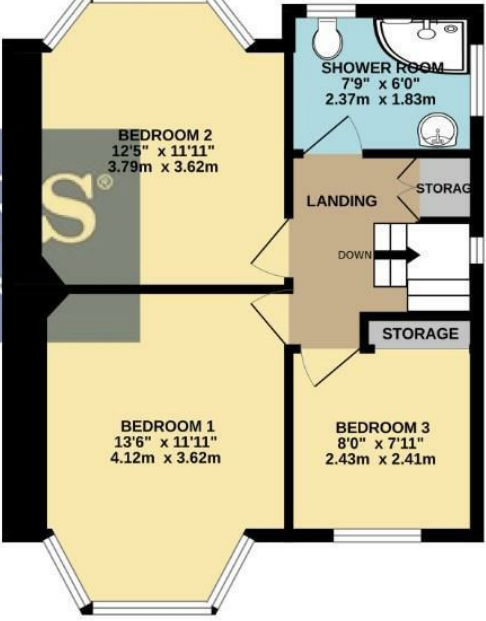
To appreciate all that this home has to offer call us now on 0117 9723948 to arrange your internal viewing

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GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.

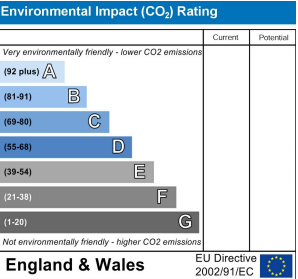
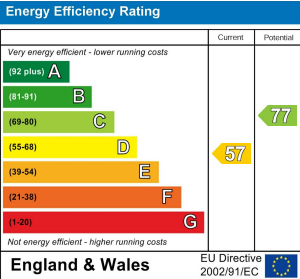


1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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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### Driveway

Situated to front elevation, providing off street parking for one vehicle.

### Front Garden

Situated to front elevation, Enclosed via , Laid to lawn.

### Porch

Entrance door to front elevation, Double glazed window

### Entrance Hall

Entrance door to front elevation, Stairs to first floor, Cupboard housing electrics, Under stairs storage cupboard, Doors to rooms, Radiator, Vinyl flooring.

### Lounge

Double glazed bay window to front elevation, Chimney breast with feature mantle surround, Fireplace, Opening to Dining Room, Radiator, Vinyl flooring.

### Dining Room

Double glazed window to rear elevation, Double glazed double doors to Garden, Chimney breast, Radiator, Vinyl flooring.

### Kitchen

Double glazed window to rear elevation, Double glazed double door to side elevation, Range of wall and base units with work surfaces above, Space for upright fridge freezer, Space for oven, Sink drainer, Wall mounted combi boiler, Door to Storage/Utility, Radiator, Vinyl flooring.

### Utility - W/C

Door to Reception Room, Work surfaces with plumbing for washing machine below, Space for tumble dryer, Low level W/C, Vinyl flooring.

### Reception Room

Double glazed window to front elevation, Radiator, Vinyl flooring.

### Landing

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

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

Double glazed window to front elevation, Over stairs storage cupboard, Radiator, Carpet.

### Shower Room

Double glazed window to rear and side elevation, Shower cubicle, Wash hand basin, Low level W/C, Heated towel rail, Vinyl flooring.

### Rear Garden

Enclosed via fencing, Partly laid to paving stone, Partly laid to lawn, Pathway to rear elevation, Shed, Flower borders.

## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) A                                 |                            |                                                                                     |
| (81-91) B                                   |                            |                                                                                     |
| (69-80) C                                   |                            | 77                                                                                  |
| (55-68) D                                   | 57                         |                                                                                     |
| (39-54) E                                   |                            |                                                                                     |
| (21-38) F                                   |                            |                                                                                     |
| (1-20) G                                    |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| England & Wales                             | EU Directive<br>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.





