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106 Exmouth Road, Bristol, BS4 1BE

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Offers In Excess Of £250,000

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

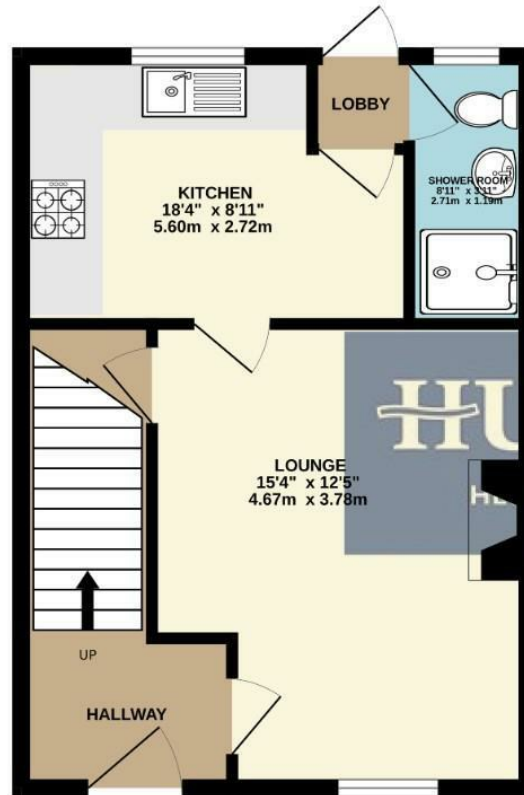
Spanning 775 square feet, the home features three well proportioned bedrooms, providing ample space for relaxation. The property itself comprises of an entrance hall, lounge, kitchen and shower room to the ground floor. Upstairs, you will find three bedrooms. Further benefits of the property include, gas central heating, double glazing 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 Exmouth Road is a wonderful opportunity not to be missed.

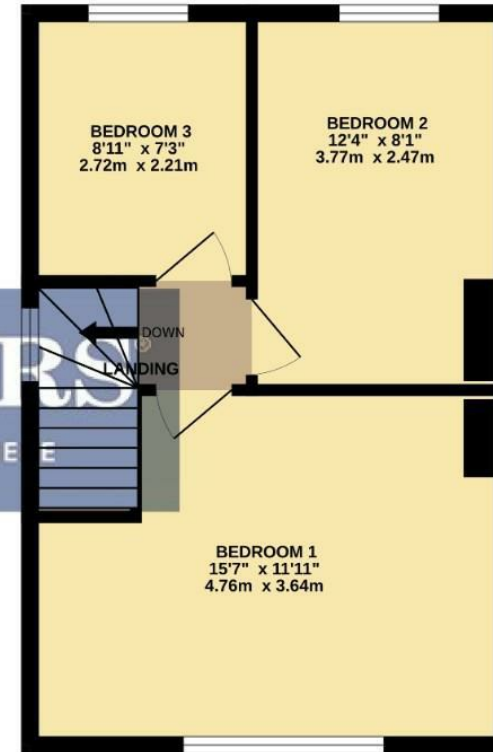
Contact us today to arrange your viewing on 0117 9723948 or knowle.bristol@hunters.com

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GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



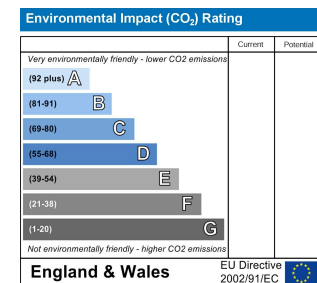
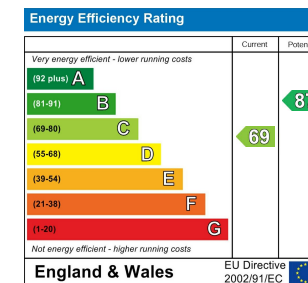
1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 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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Front Garden

Enclosed via brick walls, Gated access, Pathway leading to front elevation, Laid to lawn, Flower borders with bushes and shrubs.

Entrance Hall

Entrance door to front elevation, Stairs to first floor, Door to Lounge, Cupboard housing electrics, Radiator, Laminate flooring.

Lounge

Double glazed window to front elevation, Chimney breast, Fireplace, Door to Kitchen, Radiator, Laminate flooring.

Kitchen

Double glazed window to rear elevation, Wall and base units with work surfaces above, Sink drainer, Integrated oven with gas hob and extractor fan above, Plumbing for washing machine, Space for upright fridge/freezer, Door to lobby, Radiator, Tiled flooring.

Lobby

Door to Shower Room, Double glazed door to Garden, Tiled flooring.

Shower Room

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

Landing

Doors to rooms, Carpet.

Bedroom One

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

Bedroom Two

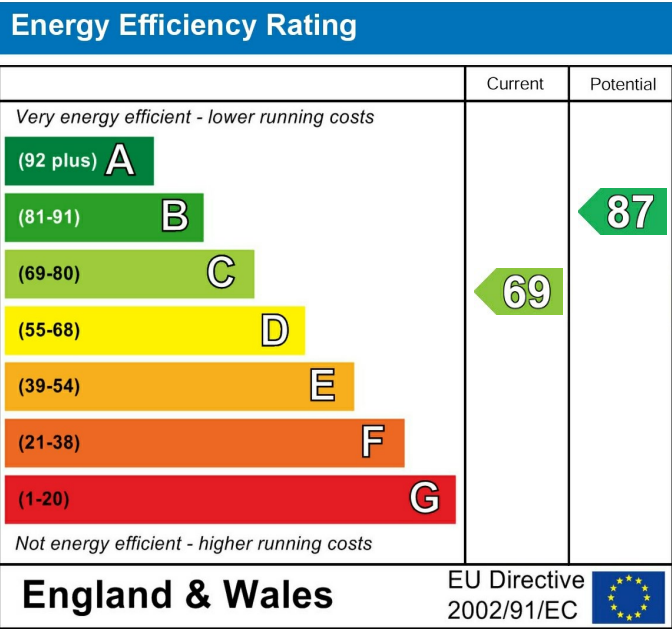
Double glazed window to rear elevation, Chimney breast, Radiator, Carpet.

Bedroom Three

Double glazed window to rear elevation, Radiator, Carpet.

Rear Garden

Enclosed via fencing and hedges, Gate providing side access, Laid to lawn, Pathway leading to rear elevation, Flower borders with bushes, shrubs and trees, Patio area, Shed, Greenhouse.



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.



