



**HUNTERS®**  
HERE TO GET *you* THERE

54 Springleaze, Knowle, Bristol, BS4 2TT

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£335,000

Hunters BS4 are excited to present to the open market this good sized four bedroom, semi detached property on the ever popular Springleaze Road in Knowle Park. The property has been extended to the rear creating a good sized kitchen/dining room and fourth bedroom, furthermore it has been dormered to the side creating an upstairs bathroom and separate shower room. The property is in good decorative order and is situated close to local schools. within walking distance to Broadwalk shopping centre and has direct transport links to the city centre. The property comprises of an entrance porch, entrance hall, 23 ft living room, kitchen / dining room and fourth bedroom to the ground floor. Upstairs you will find three good sized bedrooms, family bathroom with separate w.c and also a separate shower room. Further benefits include gas central heating, uPVC double glazing and a triple garage to the rear currently being used as a workshop. To appreciate what this property has to offer call Hunters on 0117 9723948 to arrange your internal viewing.

GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 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		84
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

**ENTRANCE PORCH**

uPVC double glazed door with frosted glass blocks to side, laminate flooring, door to hallway

**ENTRANCE HALL**

uPVC Double glazed window to side elevation, cupboard housing meters, radiator, laminate flooring

**LIVING ROOM**

uPVC double glazed windows to the front elevation, TV point, radiators, laminate flooring

**KITCHEN/DINING ROOM**

uPVC double glazed window to rear elevation, feature fireplace, fitted Kitchen, 1 1/2 stainless sink drainer, space for cooker with extractor above, plumbing for washing machine, plumbing for dishwasher, space for upright fridge/ freezer, breakfast bar, radiator, tiled flooring

**STUDY**

uPVC double glazed window to rear elevation, radiator, laminate flooring

**LANDING**

uPVC double glazed window to rear elevation, loft access

**BEDROOM ONE**

uPVC double glazed window to front elevation, fitted wardrobes housing wall mounted combi boiler, TV point, radiator, laminate flooring

**BEDROOM TWO**

uPVC double glazed window to rear elevation , radiator, TV point, laminate flooring

**BEDROOM THREE**

uPVC double glazed window to front elevation, radiator, TV point, laminate flooring

**W/C**

uPVC double glazed window to side elevation, low level WC, wash hand basin, towel rail, tiled flooring

**BATHROOM**

uPVC double glazed window to front elevation, corner bath with mixer shower, low level WC, pedestal wash hand basin, tiled splash backs, tiled flooring, spotlights, extractor fan, tiled flooring

**SHOWER ROOM**

uPVC double glazed window to front elevation, shower cubicle, wash hand basin, towel rail, tiled flooring

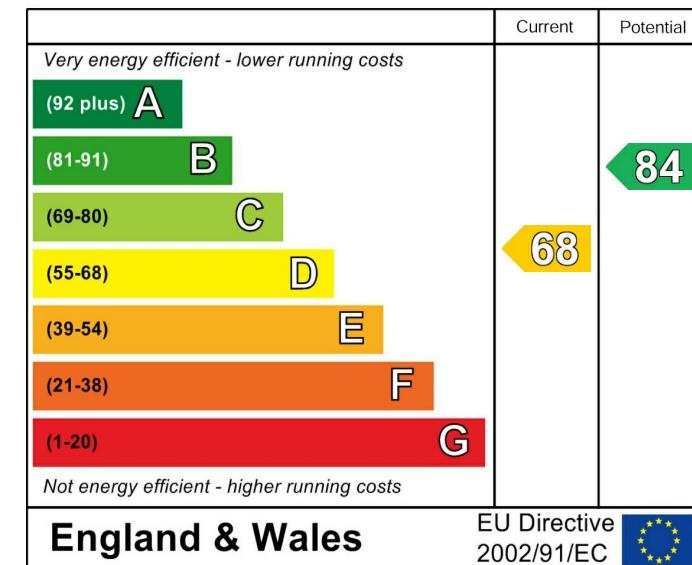
**GARDEN**

FRONT - Enclosed via brick walls, path and steps up to front porch, mature front garden, raised flower boarders shrubs and trees

REAR -mainly laid to patio area with an additional covered patio area at the top of the garden with a path leading to garage / workshop.

**GARAGE**

Triple garage situated to the rear of the property with rear lane access and extra parking space , accessible via Dundry View

**Energy Efficiency Rating**

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.

