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4 Priory Road, Knowle, Bristol, BS4 2NF

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£535,000

A three bedroomed, semi detached home on Priory Road in Knowle is now available on the open market with NO ONWARD CHAIN. In need of some modernisation this victorian home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms and large kitchen dining room, providing ample room for relaxation and entertaining guests.

One of the standout features of this home is the large mature rear garden, offers a peaceful and well established outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The garden is also perfect for family gatherings or children's play.

Additionally, the property includes a family bathroom and ground floor W/C, ensuring convenience for busy households. The driveway adds to the practicality of this home, providing off-street parking for one vehicle.

This Victorian house on Priory Road is not just a home; it is a lifestyle choice in a sought-after area of Bristol. With its blend of period charm and modern amenities, it presents an excellent opportunity for those looking to settle in a vibrant community and put their own mark on a home.

Perfectly positioned close to a range of local amenities, shops and well-regarded schools, the property also benefits from excellent transport links into Bristol city centre and Temple meads with an average journey time of 25 minutes depending on traffic and route. With an abundance of nearby parks and green spaces, providing areas for walking, this home is ideally suited to buyers looking for a property they can truly make their own.

Do not miss the chance to make this delightful property your own and contact us today to arrange your internal viewing.

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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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### Driveway

Situated to the front of the property, providing off street parking.

### Porch

Entrance door to front elevation, Tiled floor.

### Entrance Hall

Entrance door to front elevation, Cupboard housing electrics, Doors to rooms, Stairs to first floor, Understairs storage cupboard, Radiator, Laminate flooring.

### Reception Room One

Secondary glazed bay window to front elevation, Chimney breast, Fireplace with feature mantle surround, Radiator, Laminate flooring.

### Reception Room Two

Single glazed double doors to rear elevation, Chimney breast, Fireplace with feature mantle surround, Picture rail, Radiator, Vinyl flooring.

### Garden Room

Single glazed window and door to rear elevation, Vinyl flooring.

### Kitchen/Diner

Double glazed window to side and rear elevation, Chimney breast, Fireplace with feature mantle surround, Wall and base units with work surfaces above, Space for upright fridge freezer, Space for oven with extractor fan above, Plumbing for washing machine, Sink drainer, Door to lobby, Radiator, Tiled flooring.

### Lobby

Double glazed door to garden, Door to W/C, Tiled flooring.

### W/C

Double glazed window to side elevation, Low level W/C, Wash hand basin, Tiled flooring.

### Landing

Double glazed window to side elevation, Doors to rooms, Storage cupboard housing combi boiler, Vinyl flooring.

### Bedroom One

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

### Bedroom Two

Secondary glazing window to front elevation, Fitted wardrobes, Chimney breast. Radiator, Carpet.

### Bedroom Three

Double glazed window to side elevation, Chimney breast, Radiator, Carpet, Loft access.


### Bathroom

Doyle glazed window to rear elevation, Panelled bath with shower over, Low level W/C, Wash hand basin, Vinyl flooring.

### Rear Garden

Enclosed via hedges and stone walls, Side access via gate, Mature garden with bushes, shrubs and trees, Flower borders, Pathway leading to rear elevation, Outbuilding.

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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.









