



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

92 Salcombe Road, Knowle, Bristol, BS4 1AA

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£295,000

Hunters BS4 are delighted to present to the market, located on Salcombe Road in Knowle, Bristol, this delightful mid-terrace house presents an excellent opportunity for first time buyers, families and professionals alike. Close to local amenities, shops, schools and with transport links to the city centre close by.

The property itself comprises on an entrance porch, entrance hall, lounge, kitchen and conservatory to the ground floor. Upstairs you will find three well proportioned bedrooms and the family bathroom. Outside to the rear is a well maintained rear garden with a storage unit. The front offers off street parking for one vehicle.

Further benefits include gas central heating and uPVC double glazing.

To appreciate all that this property has to offer contact us now to arrange your internal viewing.

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## GROUND FLOOR

## 1ST FLOOR



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		
	69	79
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		

**Porch**

Sliding doors to front elevation, Entrance door to front elevation.

**Entrance Hall**

Entrance door to front elevation, Stairs to first floor, Doors to rooms, Carpet.

**Lounge**

Double glazed window to front elevation, Chimney breast, Under stairs storage cupboard, French doors to Conservatory, Door to Kitchen, Radiator, Carpet.

**Kitchen**

Dual aspect double glazed window to front & rear elevation, Range of wall and base units with work surfaces above, 1 1/2 bowl sink drainer, Integrated fridge freezer, Fitted double oven, Induction hob with extractor above, Combi boiler.

**Conservatory**

Double glazed windows, Double glazed double doors to garden, Door to lounge, Vinyl floor.

**Landing**

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

**Bedroom One**

Double glazed window to rear elevation, Radiator, Carpet.

**Bedroom Two**

Double glazed window to rear elevation, Radiator, Carpet.

**Bedroom Three**

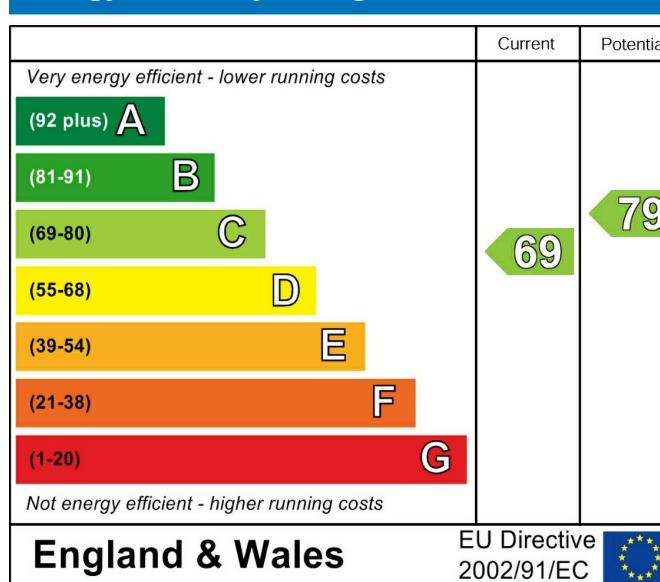
Double glazed window to front elevation, Radiator, Carpet.

**Bathroom**

Double glazed window to front elevation, Panelled bath with shower over, Wash hand basin, Low level W/C, Radiator, Vinyl floor.

**Rear Garden**

Enclosed via brick wall, Laid to lawn.

**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.



