
HUNTERS®
HERE TO GET you THERE
3 Willinton Road, Knowle, Bristol, Bristol City, BS4 1HT

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£290,000

Situated on Willinton Road in Knowle, Bristol, this charming semi detached house presents an excellent opportunity for first-time buyers and families alike. Built in 1935, the property boasts a warm and inviting atmosphere, making it an ideal family home.

The property itself comprises of a porch, entrance hall, lounge, kitchen, W/C and additional timber frame storage spaces to the ground floor. Upstairs you will find three good sized bedrooms and a shower room. Further benefits of the property include, gas central heating, double glazing and a driveway, providing off street parking.

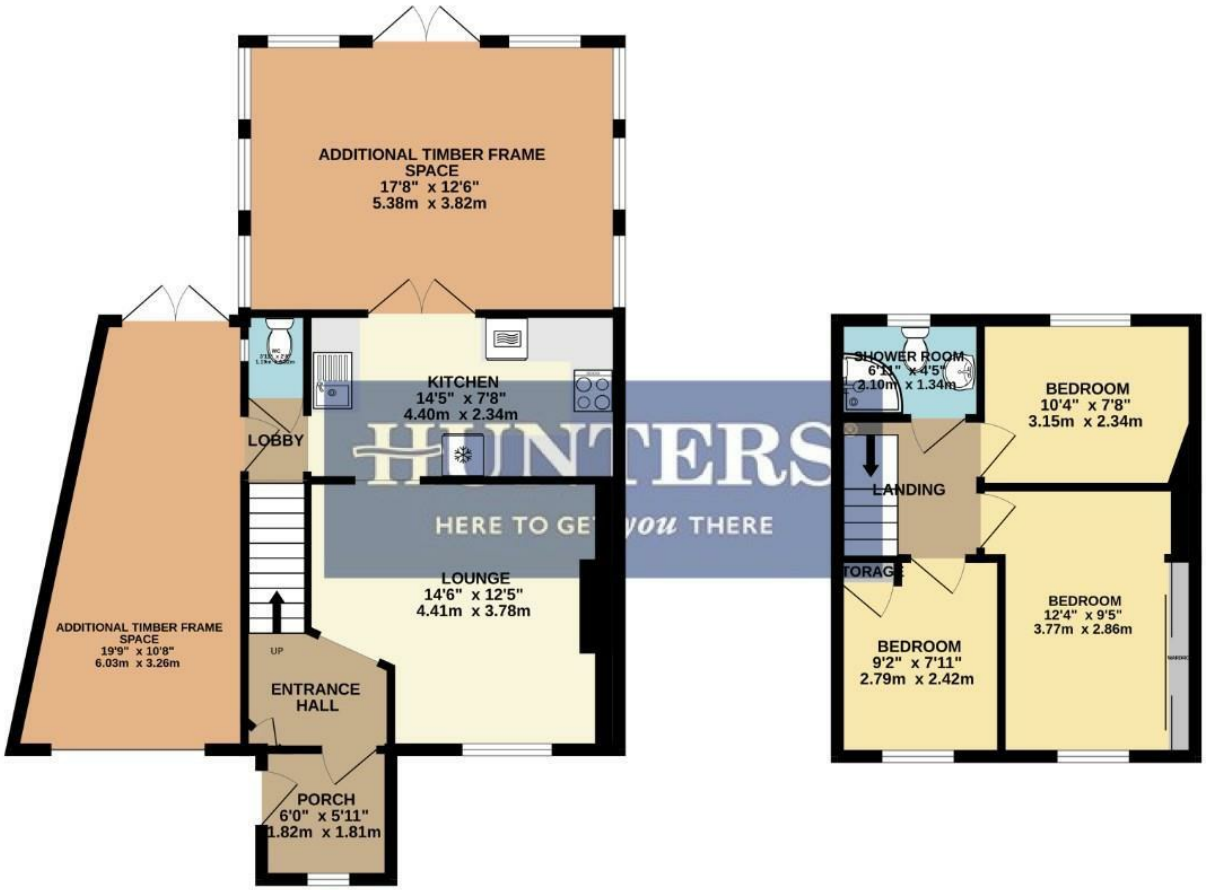
This property is conveniently situated close to local amenities, schools, and transport links, ensuring that everything you need is within easy reach. Whether you are starting your journey as a homeowner or seeking an investment, this house on Willinton Road is a wonderful opportunity not to be missed.

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

NB-
The property has timber-framed extensions. No Building Regulations approval or completion certificates have been made available for these additions, and prospective purchasers are advised to make their own enquiries regarding the construction and compliance of the extensions.

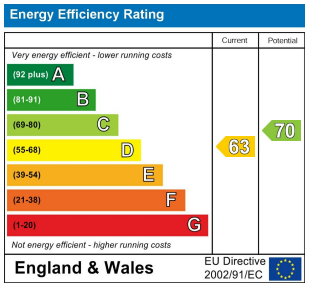
GROUND FLOOR

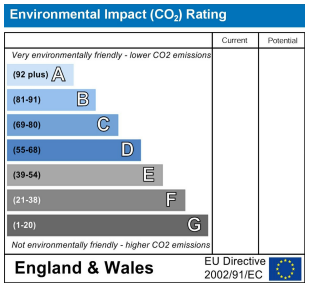
1ST FLOOR



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

Porch
Double glazed window to front elevation, Entrance door to side elevation, Door to entrance hall, Radiator, Carpet.

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

Lounge
Double glazed window to front elevation, Chimney breast, Door to kitchen, Radiator, Laminate flooring.

Kitchen
Double glazed double doors to rear elevation, Wall and base units with work surfaces above, Integrated oven, Electric hob with extractor above, Sink drainer, Space for upright fridge freezer, Pop up sockets, Radiator, Laminate flooring.

Lobby
Under stairs storage space, Door to side elevation, Door to W/C.

W/C
Double glazed window to side elevation, Low level W/C, Laminate flooring.

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

Bedroom One
Double glazed window to front elevation, Fitted wardrobe with sliding doors, Chimney breast, Radiator, Carpet.

Bedroom Two
Double glazed window to rear elevation, Chimney breast, Radiator, Laminate flooring.

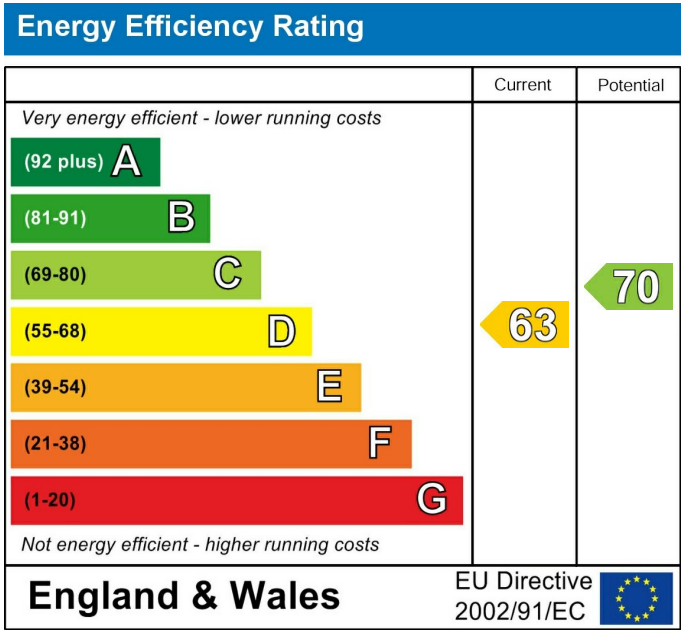
Bedroom Three
Double glazed window to front elevation, Over stairs storage cupboard, Radiator, Carpet.

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

Rear Garden
Enclosed via fencing and brick wall, Patio area, Laid to lawn, Pathway leading to rear elevation, Flower borders with bushes, shrubs and trees.

Additional Timber Frame Space
To the rear and side of the property, currently used for storage.

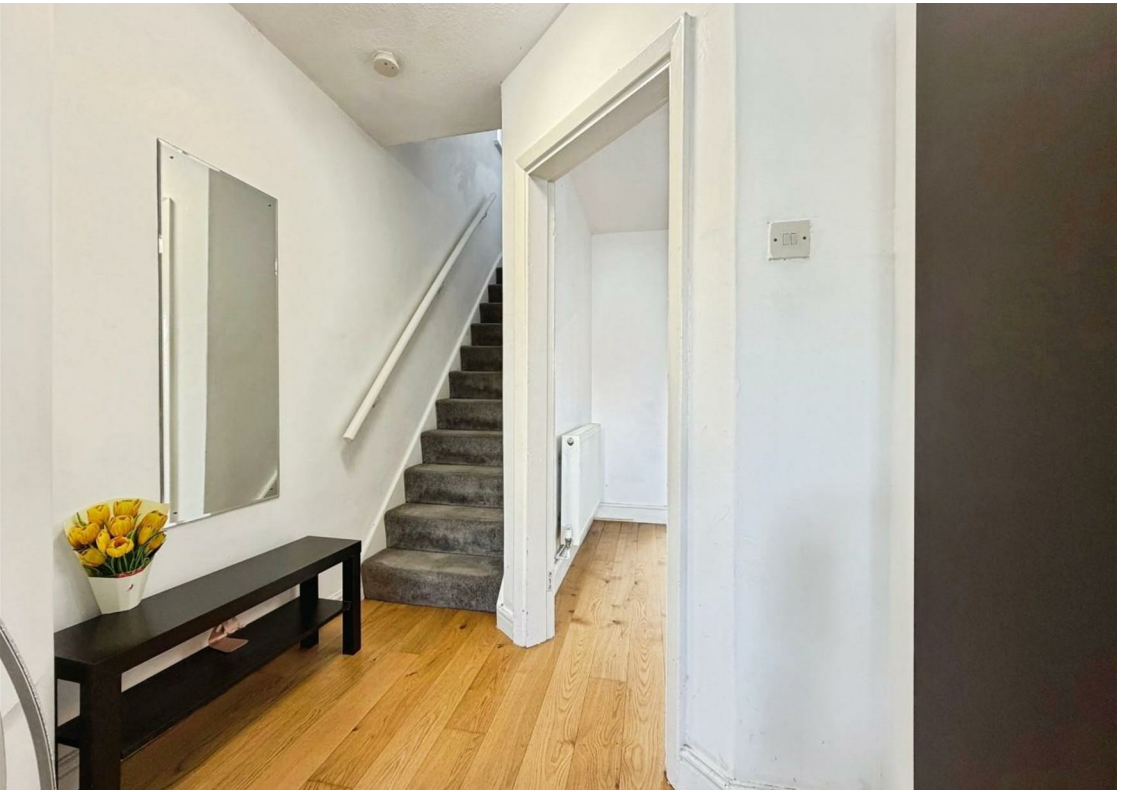
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including 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.


















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