



HUNTERS[®]
HERE TO GET *you* THERE

7 Wexford Road, Bristol, BS4 1PU

7 Wexford Road, Bristol, BS4 1PU

£265,000

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

The property itself comprises of an entrance hall, lounge, kitchen and bathroom to the ground floor. Upstairs you will find three good sized bedrooms.

Additionally, the property boasts 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 Wexford Road is a wonderful opportunity not to be missed.

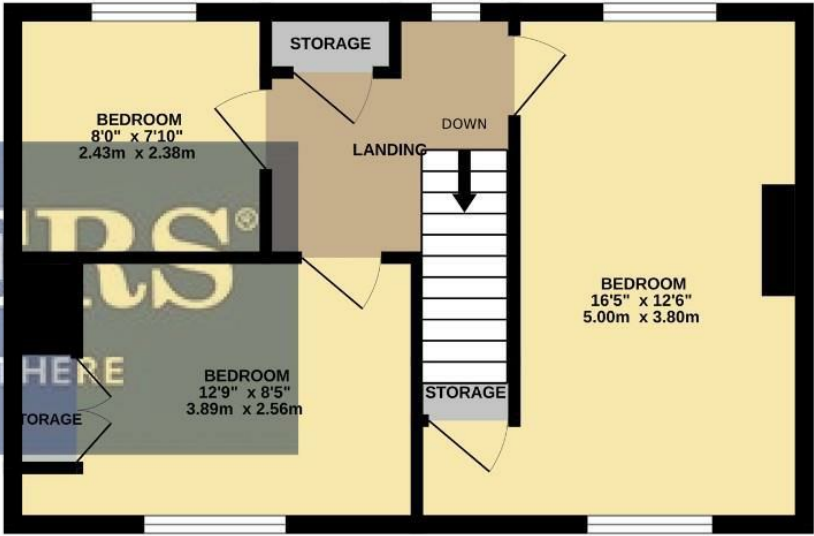
Contact us today to arrange your viewing on 0117 9723948 or knowle.bristol@hunters.com

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
knowle.bristol@hunters.com | www.hunters.com

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.
Made with Metropix ©2026

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		
England & Wales		EU Directive 2002/91/EC

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

Front Garden

Enclosed via hedges, Laid to lawn, Pathway leading to entrance, Gate providing side access.

Entrance Hall

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

Lounge

Double glazed window to front elevation, Double glazed double doors to garden, Chimney breast, Fireplace, Gas fire, Radiator, Laminate flooring.

Kitchen

Double glazed window to rear elevation, Double glazed door to garden, Single glazed window to side elevation, Wall and base units with work surfaces above, Sink drainer, Integrated oven with gas hob above, Plumbing for washing machine, Under stairs storage, Space for under counter fridge, Space for under counter freezer, Radiator, Tiled floor.

Bathroom

Double glazed window to side elevation, Panelled bath with shower over, Wash hand basin with storage unit below, Low level W/C, Radiator, Tiled flooring.

Landing

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

Bedroom One

Double glazed window to front and rear elevation, Chimney breast, Over stairs storage cupboard, Radiator, Floorboards.

Bedroom Two

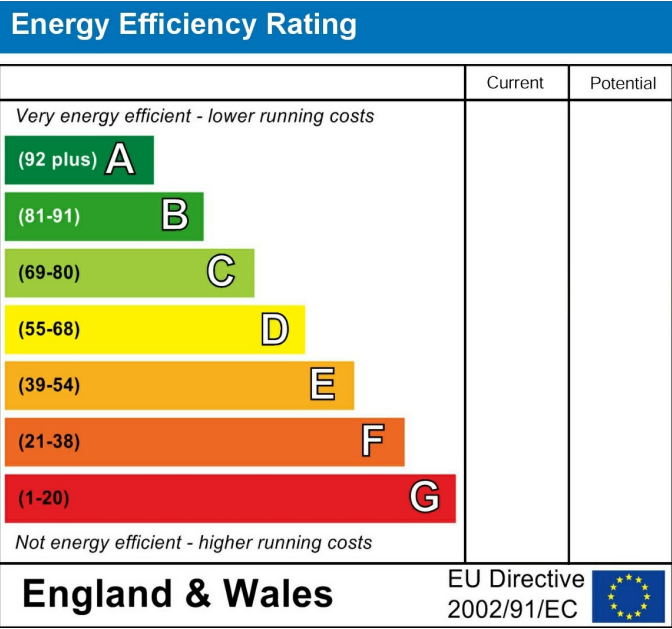
Double glazed window to rear elevation, Chimney breast, Storage cupboard housing water tank, Radiator, Laminate flooring.

Bedroom Three

Double glazed window to rear elevation, Radiator, Laminate flooring.

Rear Garden

Enclosed via hedges and fencing, Laid to lawn, Pathway leading to rear elevation, Patio area, Gate providing side access.



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.

