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36 Creswicke Road, Bristol, BS4 1UD

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Offers In Excess Of £325,000

Situated on Creswicke Road in Knowle, Bristol, this charming house presents an excellent opportunity for first-time buyers and families alike. Spanning an impressive 1011 square feet, the home features three well proportioned bedrooms, providing ample space for relaxation.

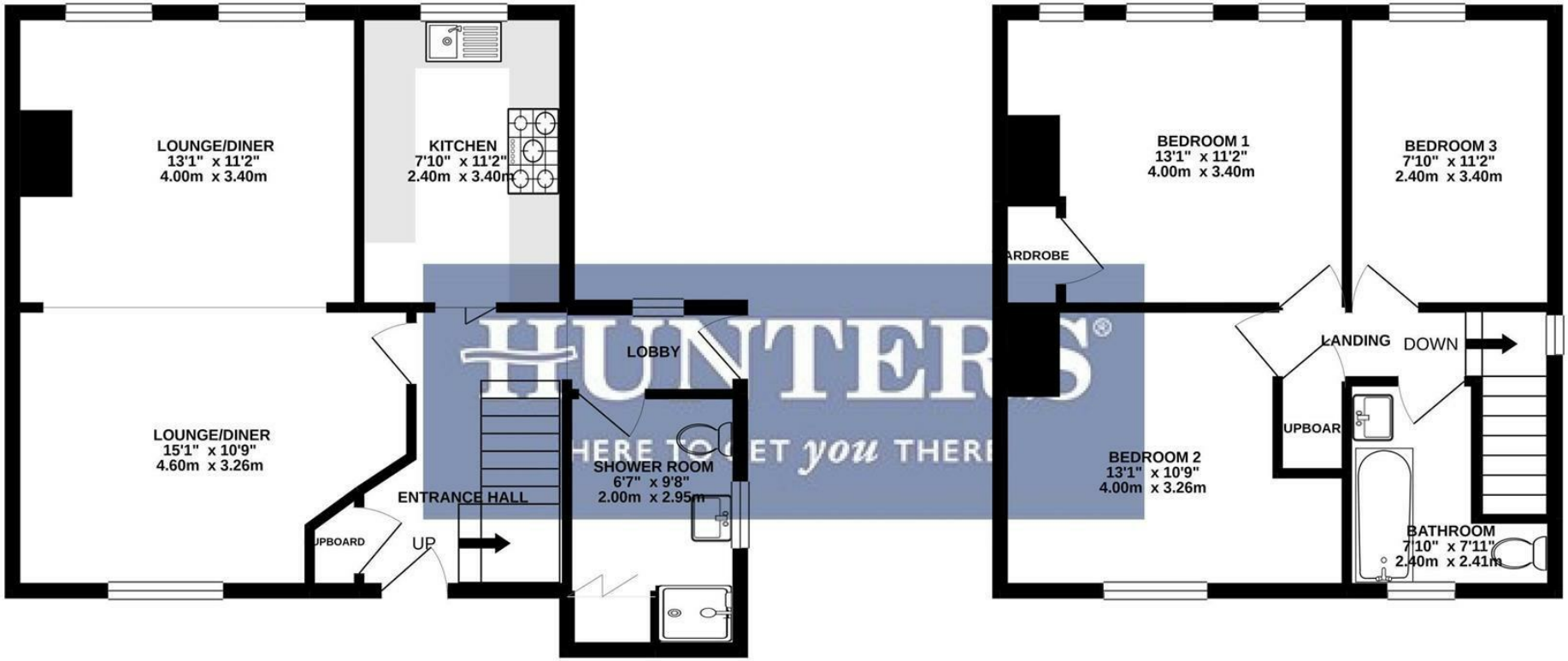
The property itself comprises of an entrance hall, open plan lounge/diner, kitchen and shower room to the ground floor. Upstairs you will find three good sized bedrooms and a bathroom. Further benefits of the property include, gas central heating, double glazing and a large side/rear garden, perfect 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 Creswicke Road is a wonderful opportunity not to be missed.

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

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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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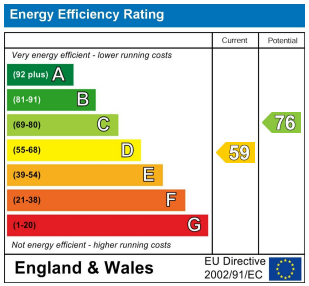
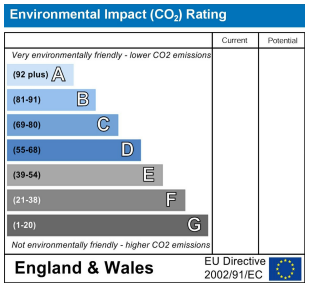




Entrance Hall
Entrance door to front elevation, Stairs leading to first floor, Cupboard housing meters, Doors to rooms, Vinyl flooring.

Lounge/Diner
Open plan, Double glazed windows to front and rear elevation, Chimney breast, Feature mantle surround, Radiator, Carpet.

Kitchen
Double glazed window to rear elevation, Wall and base units with work surfaces above, Sink drainer, Integrated oven, Electric hob with extractor fan above, Plumbing for washing machine, Space for upright fridge freezer, Vinyl flooring.

Shower Room
Double glazed window to side elevation, Shower cubicle, Low level W/C, Wash hand basin, Wall mounted combi boiler, Space for tumble dryer, Heated towel rail, Vinyl flooring.

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

Bedroom One
Double glazed windows to rear elevation, Chimney breast, Fitted cupboard, Radiator, Carpet.

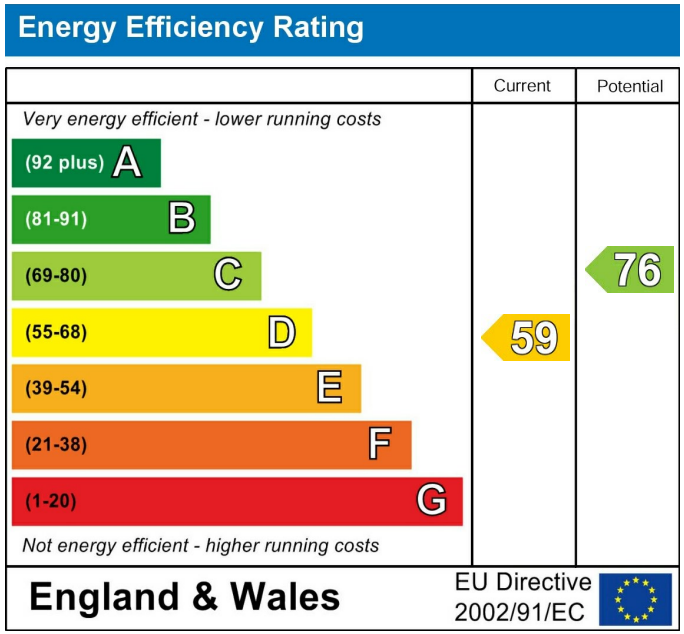
Bedroom Two
Double glazed window to front elevation, Chimney breast, Radiator, Laminate flooring.

Bedroom Three
Double glazed window to rear elevation, Radiator, Carpet.

Bathroom
Double glazed window to front elevation, Panelled bath, Low level W/C, Wash hand basin, Radiator, Vinyl flooring.

Garden
Enclosed via fencing, Gate providing side access, Double gates providing side access for parking, Laid to lawn, Flower borders, Patio area, Shed.

Off Street Parking
Situated to the rear of the property with gated 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.

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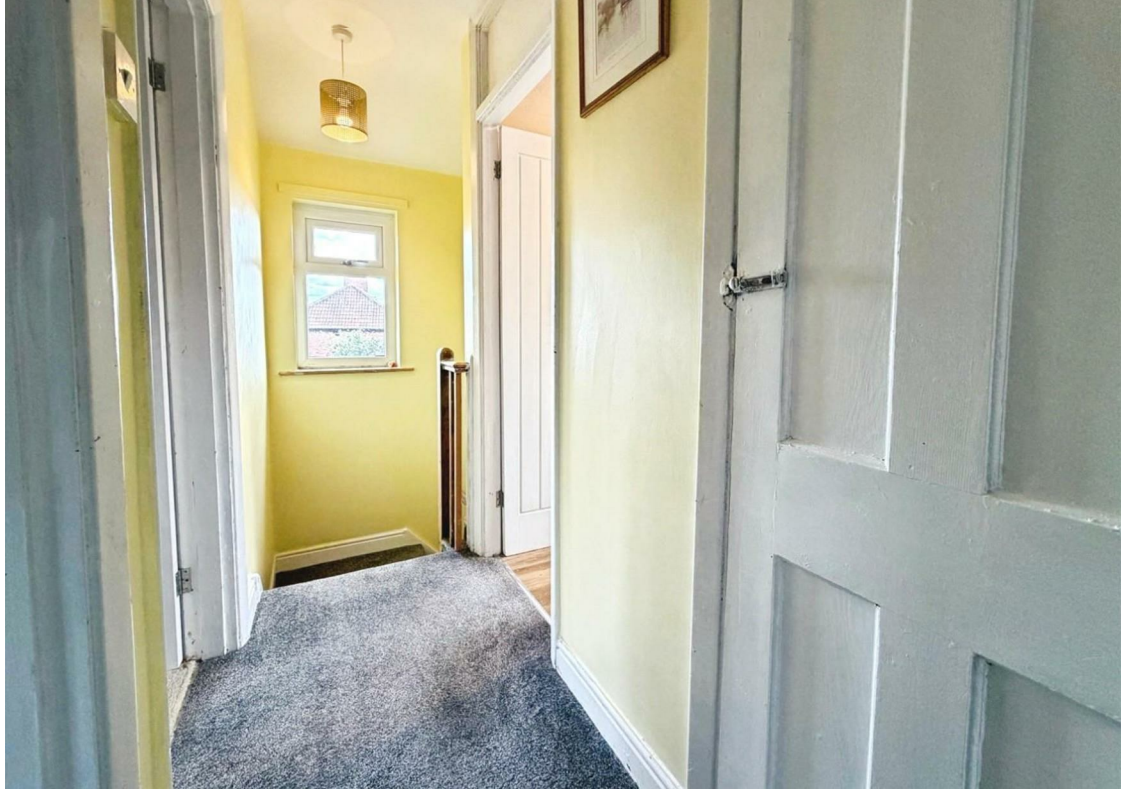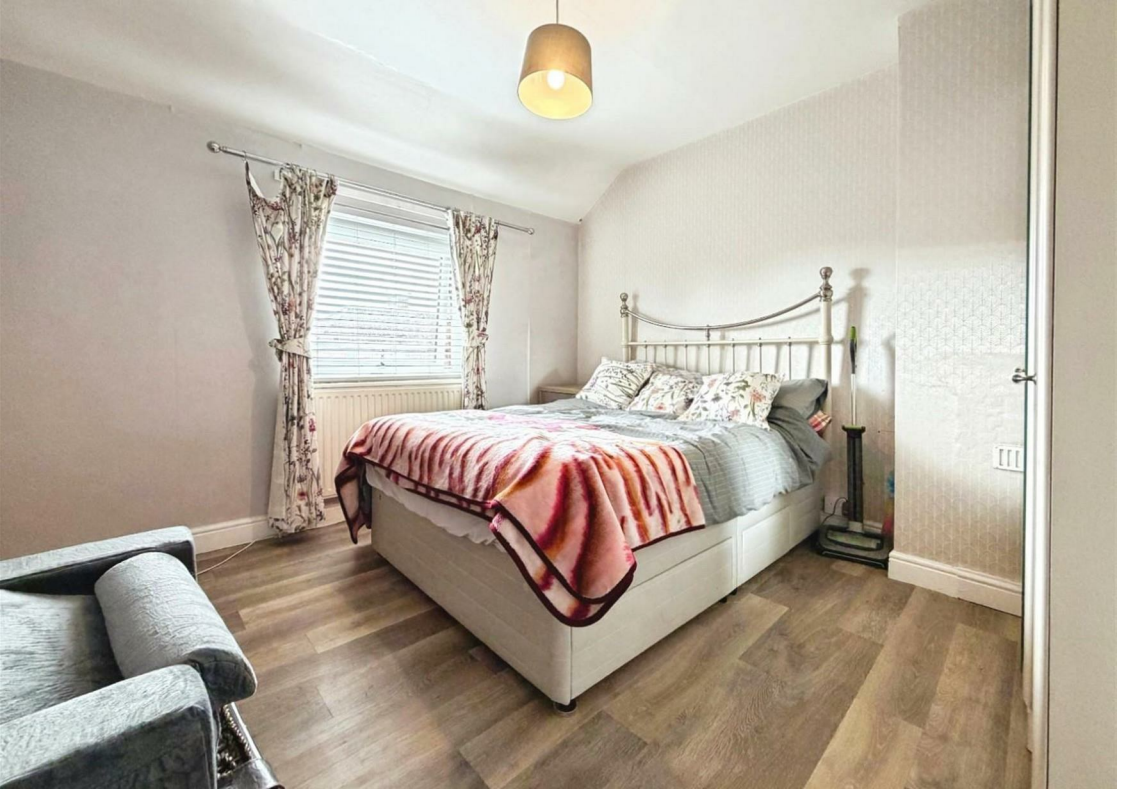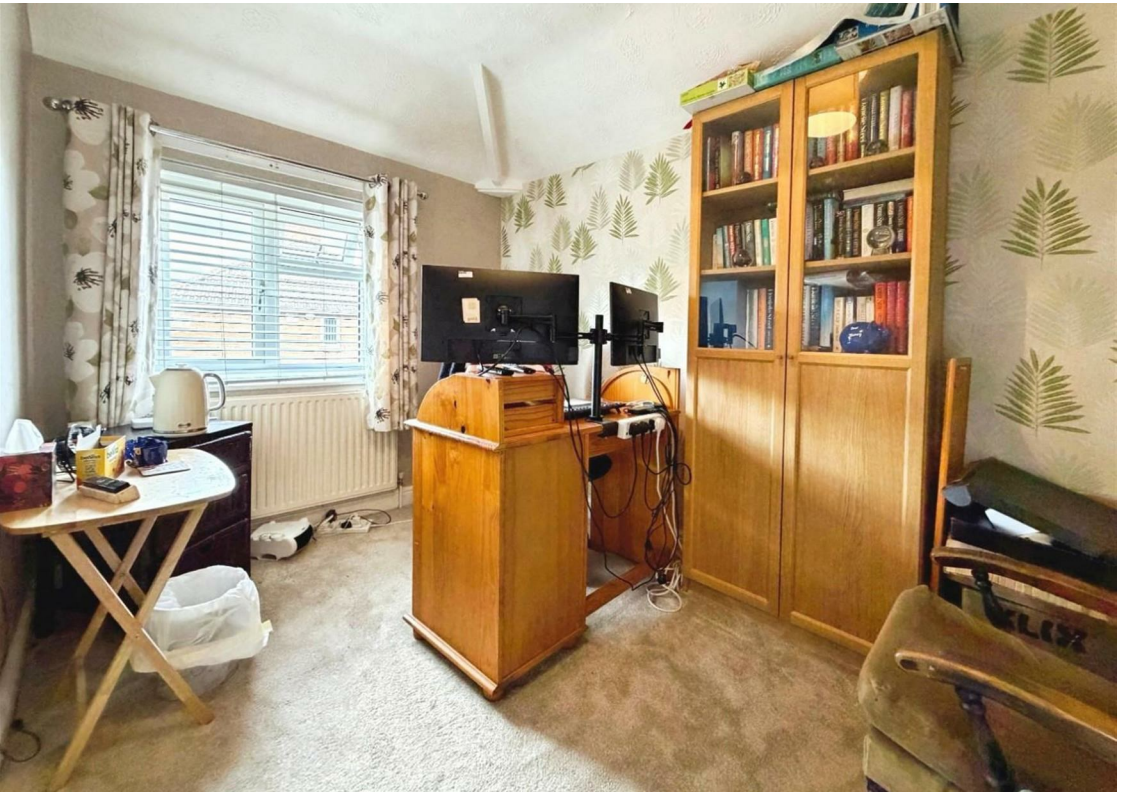
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