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FOR SALE

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HERE TO GET *you* THERE

58 Queenshill Road, Bristol, BS4 2XQ

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Asking Price £310,000

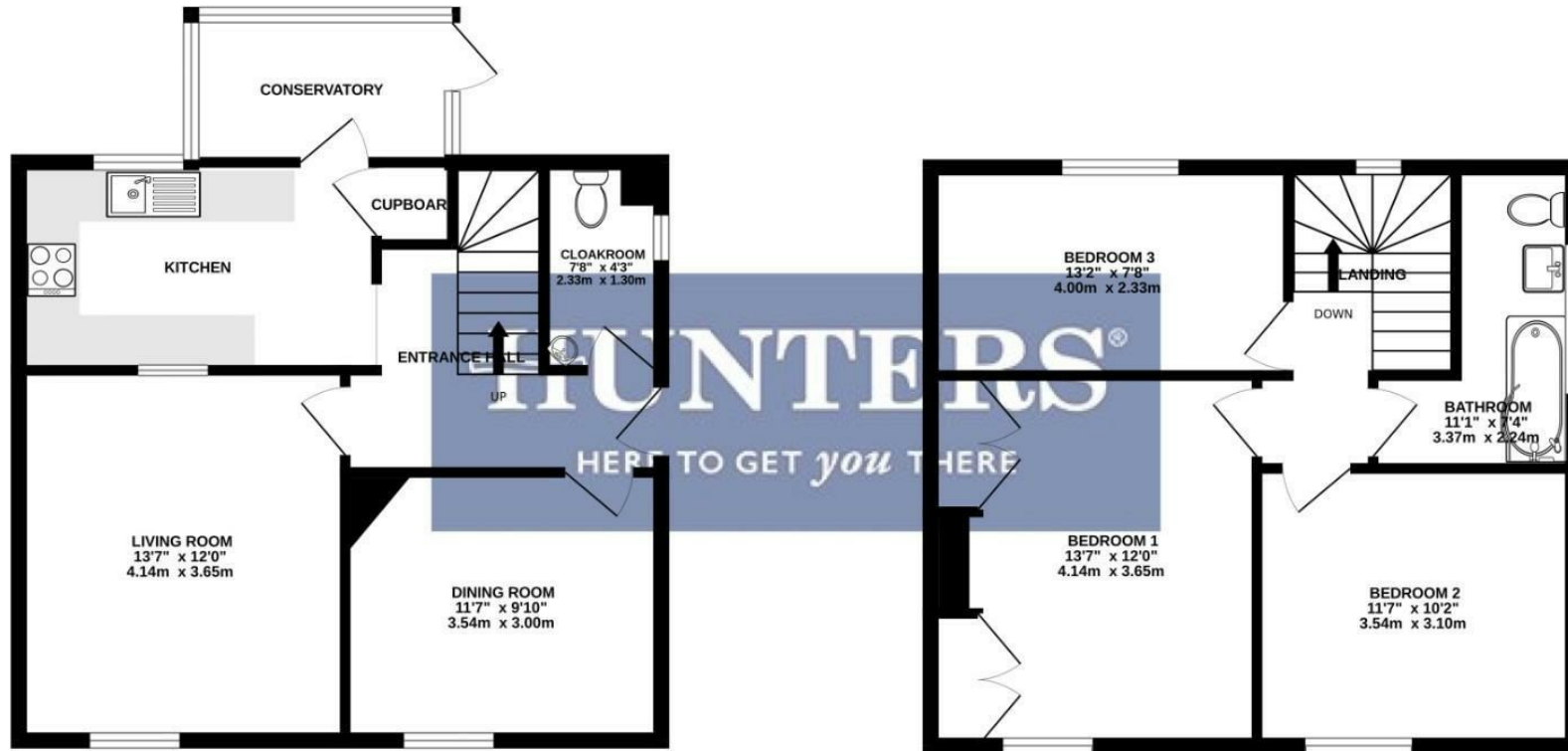
Hunters Estate Agents BS4 are pleased to present to the open market this extended, three bedroom, semi detached home situated on the popular Queenshill Road in Knowle. In need of some modernisation this family home is situated in the heart of Knowle Park close to local shops, schools and amenities with good transport links close by for easy access to Bristol City Centre and Bristol Temple Meads. There are also a variety of parks and outdoor spaces within walking distance.

The property itself comprises on an entrance hall, lounge, dining room, kitchen, cloakroom and conservatory to the ground floor. Upstairs you will find three double bedrooms and family bathroom. Further benefits include gas central heating, uPVC double glazing, large rear garden, a garage which is situated to the rear and off street parking situated to the front. To appreciate all that this property has to offer please call Hunters today on 0117 9723948 to arrange your internal viewing.

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
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GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.

1ST FLOOR
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.0 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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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			
		53	83
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

Entrance Hall

uPVC double glazed entrance door, understairs storage area housing meters, radiator, stairs to first floor

Cloakroom

uPVC double glazed window to side, low level w.c, wash hand basin, radiator, vinyl flooring

Lounge

uPVC double glazed window to front, gas fire, radiator, carpet

Dining Room

uPVC double glazed window to front and side, radiator, carpet

Kitchen

uPVC double glazed window to rear, range of wall and base units with worksurfaces above, stainless steel sink drainer, space for cooker, space for upright fridge freezer, plumbing for washing machine, tiled flooring, door leading to conservatory

Conservatory

Partially brick built with glazed windows around, concrete floor

Landing

uPVC double glazed window to rear, loft access, carpet

Bedroom One

uPVC double glazed window to front, fitted storage housing water tank, radiator, carpet

Bedroom Two

Dual aspect uPVC double glazed window to side and front, radiator, carpet

Bedroom Three

uPVC double glazed window to rear, radiator, carpet

Bathroom

uPVC double glazed window to side, three piece bathroom suite, radiator, vinyl flooring

Front Garden

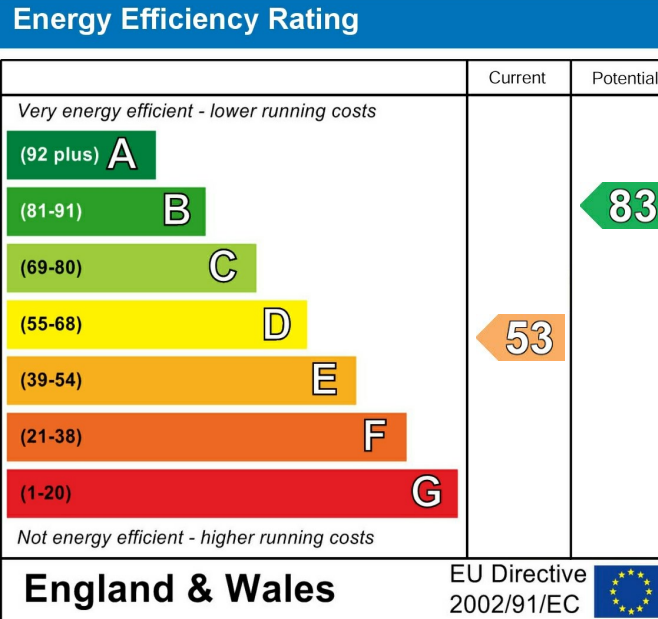
Partially enclosed with opening providing off street parking, lawn area, flower borders shrubs and trees

Rear Garden

Partially enclosed with side access, mainly laid to lawn with flower borders shrubs and trees

Garage

Situated to the rear, up and over door power and lighting



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.









