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3 Appleby Walk, Bristol, BS4 1SQ



## 3 Appleby Walk, Bristol, BS4 1SQ

£250,000

Hunters BS4 are delighted to bring to the market this three bedroom, mid terrace home on Appleby Walk. Conveniently situated near local amenities including the imperial retail park, popular schools, and major transport links, making it an ideal choice first time buyers who wish to make a house a home.

The property itself comprises of an entrance porch, entrance hall, lounge, kitchen, bathroom and conservatory to the ground floor. Upstairs you will find three good sized bedrooms. Further benefits include gas central heating, uPVC double glazing throughout, a good sized rear garden with outbuilding.

To appreciate all that this property has to offer contact us now on 0117 9723948 or [knowle.bristol@hunters.com](mailto:knowle.bristol@hunters.com) to book your internal viewing.

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948  
[knowle.bristol@hunters.com](mailto:knowle.bristol@hunters.com) | [www.hunters.com](http://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 floorplan 5/2025.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

85

66

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

**Porch**

Double glazed door to front elevation.

**Entrance Hall**

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

**Lounge**

Double glazed window to front elevation, Electric fireplace with feature mantle surround.

**Kitchen**

Double glazed doors leading to the conservatory, Range of wall and base units with workspaces above, Sink drainer, Space for oven, Space for fridge freezer, Plumbing for washing machine. Space for dishwasher, Tiled flooring

**Bathroom**

Located on the ground floor, Double glazed window to rear elevation, Panelled bath with electric shower over, Wash hand basin, Low level WC, Tiled floor.

**Conservatory**

UPVC surround with uPVC double glazed doors leading to the rear garden, Tiled flooring

**Landing**

Doors to rooms, Loft access.

**Bedroom One**

Double glazed window to front elevation, Radiator. Built in storage cupboard and a large walk in wardrobe, Carpet

**Bedroom Two**

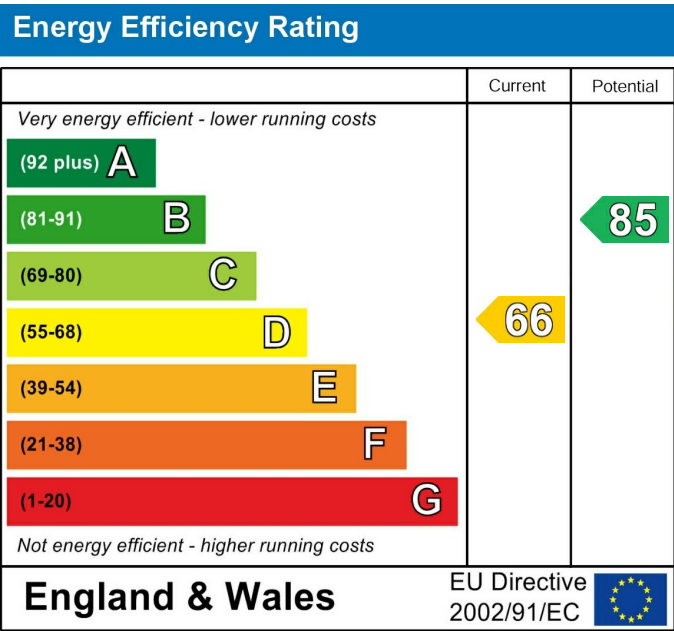
Double glazed window to rear elevation, Radiator, Carpet.

**Bedroom Three**

Double glazed window to rear elevation, Radiator, Carpet.

**Rear Garden**

Enclosed via fencing, Patio area, Lawn areas, Pathway leading to rear elevation., Outbuilding, Gated 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.







