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389 Wells Road, Bristol, BS4 2QW

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£290,000

Situated on Wells Road in Bristol, this delightful house offers a perfect blend of comfort and convenience. The two well-appointed bedrooms are ideal for a small family or professionals seeking a peaceful retreat.

One of the standout features of this property is the basement, which presents a fantastic opportunity for additional storage or even a creative space tailored to your needs.

Step outside to discover a lovely rear garden, perfect for enjoying the fresh air, gardening, or hosting summer barbecues. The outdoor space adds a wonderful dimension to the home, allowing for both leisure and enjoyment.

This property also benefits from excellent transport links, making it easy to navigate the vibrant city of Bristol and beyond. Whether you are commuting for work or exploring the local area, you will find that accessibility is a key advantage of this location.

In summary, this charming house on Wells Road is an excellent opportunity for those seeking a comfortable home with great amenities and transport options. Don't miss the chance to make this delightful property your own. Contact us today on 0117 972 3948 or [Knowle.bristol@hunters.com](mailto:knowle.bristol@hunters.com)

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

Porch

Double glazed entrance door to front elevation.

Lounge

Entrance door to front elevation, Double glazed window to front elevation, Under stairs storage cupboard, Entrance through to Kitchen, Radiator, Laminate floor.

Kitchen

Double glazed window to rear elevation, Range of base units with workspaces above, Sink drainer, Space for upright fridge freezer, Fitted cooker, Combi boiler, Laminate floor, Stairs leading to basement.

Cellar

Double glazed window to rear elevation, Double glazed door to rear elevation, Partial concrete floor, Partial laminate flooring.
Separated into two spaces, currently used for storage and a bedroom but no building regulations are held.

Landing

Doors to rooms.

Bedroom One

Double glazed window to front elevation, Radiator, Laminate floor.

Bedroom Two

Double glazed window to rear elevation, Loft access, Radiator, Laminate floor.

Bathroom

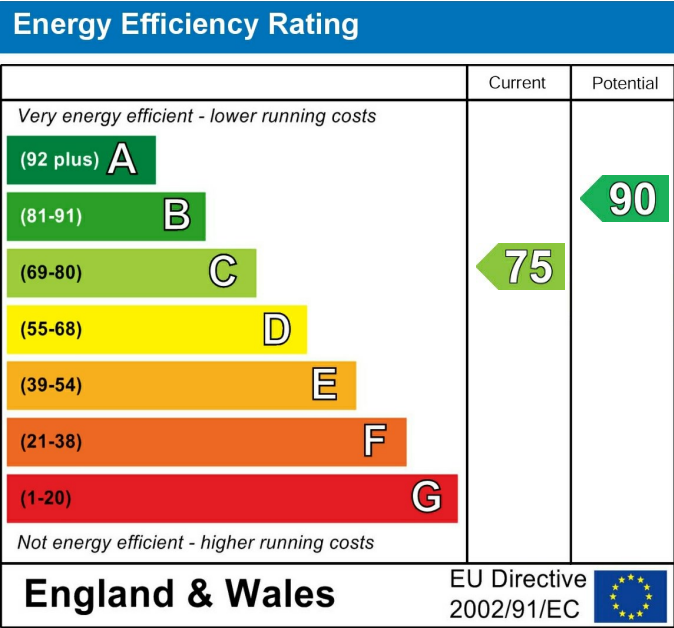
Double glazed window to rear elevation, Panelled bath with shower over, Wash hand basin, Low level WC, Radiator, Tiled floor.

Rear Garden

Enclosed via fencing and brick wall, Concrete area, Flower borders with shrubs and bushes.

Front Garden

Enclosed via brick wall, Pathway leading to front entrance door, Stone chippings.



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.



