



HUNTERS
FOR SALE

HUNTERS[®]
HERE TO GET *you* THERE

132 Birchwood Road, Bristol, BS4 4RD

132 Birchwood Road, Bristol, BS4 4RD

Offers In Excess Of £300,000

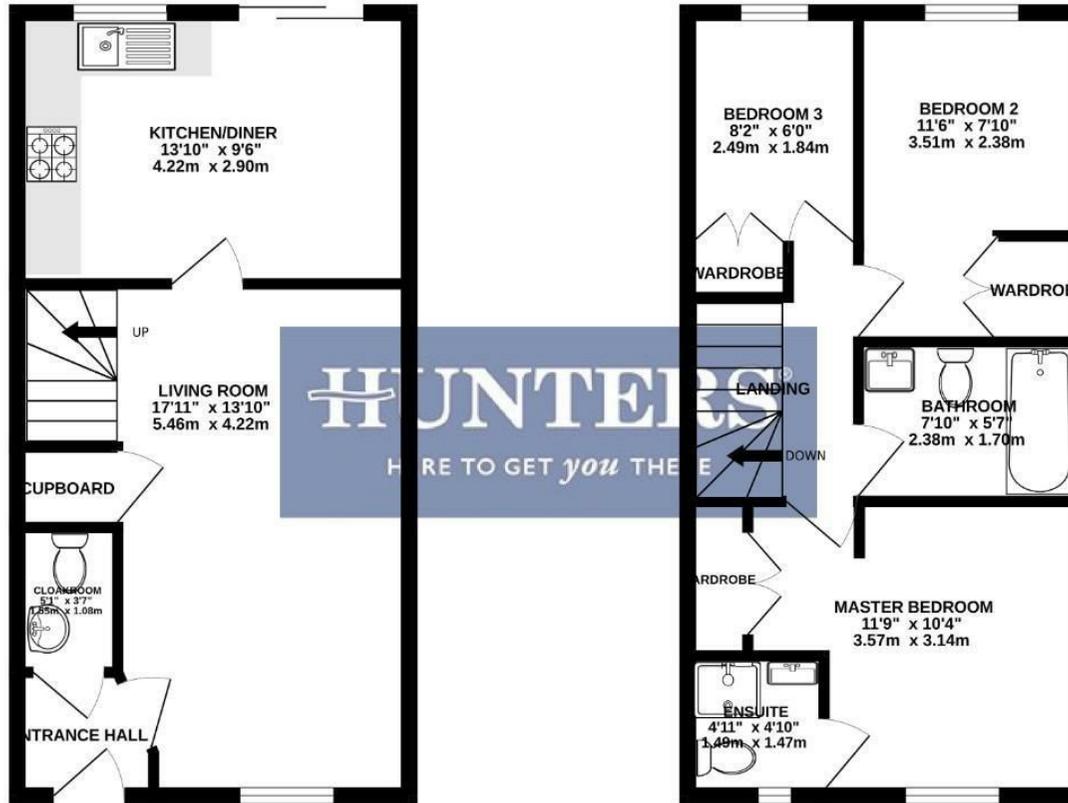
****NO ONWARD CHAIN****

Hunters Estate Agents are thrilled to offer to the sales market a three bedroom, end of terrace home on the ever popular Birchwood Road. Internally comprising an entrance hall, cloakroom, living room and kitchen/diner to the ground floor. First floor comprises three good sized bedrooms with the master benefiting from an en-suite shower room, along with a three piece suite family bathroom. Externally there is an enclosed garden to the rear and separate garage. Viewings are highly recommended and can be arranged by calling 0117 9723948.

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

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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.
Made with Metropac 02022

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		
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

Entrance door,

CLOAKROOM

Low level w.c, wash and basin, meter boxes

LIVING ROOM

uPVC double glazed window to front, radiator, understairs storage cupboard, carpet

KITCHEN/DINER

Double glazed window and door to rear, range of wall and base units with worksurfaces above, sink drainer, fitted oven and hob with extractor over, space for upright fridge/freezer, plumbing for washing machine

MASTER BEDROOM

Double glazed window to front, radiator, carpet, door to ensuite

EN SUITE SHOWER ROOM

Double glazed window to front, shower cubicle with mixer shower, wash hand basin, w.c

BEDROOM TWO

Double glazed window to rear, radiator, carpet, storage cupboard

BEDROOM THREE

Double glazed window to rear, radiator, carpet

BATHROOM

Three piece bathroom suite, tiled splashbacks, radiator, vinyl flooring

GARDEN

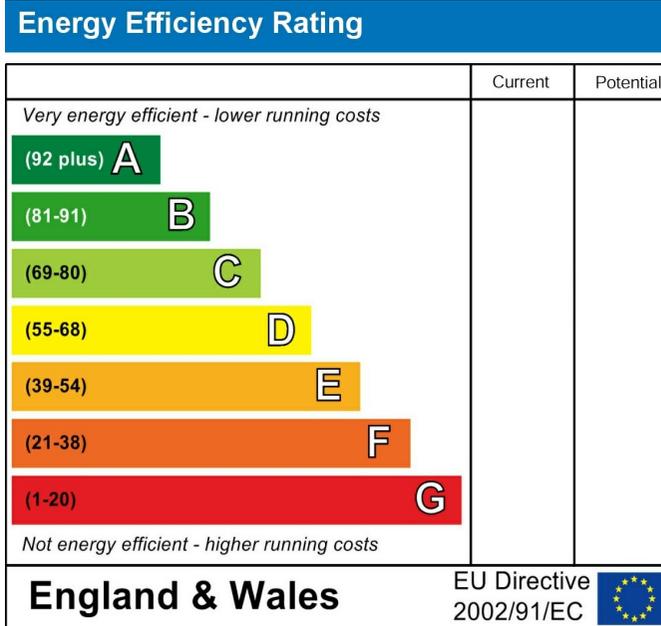
Fully enclosed with gated side access, mainly laid to lawn

GARAGE

Lease has 900+ years left to run and the ground rent is £35 a year .Situated in block at the rear of the property accessed via latimer close

SERVICE CHARGE

The service charge for 2023 was £247.44



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.









