

## Greenmore Road, Bristol

Hunters BS4 are delighted to bring to the open market this well cared for, larger than average Victorian family home. Situated on the popular Greenmore Road in the heart of upper Knowle.

**Guide Price £425,000**

**HUNTERS<sup>®</sup>**  
EXCLUSIVE



# Greenmore Road, Bristol

## DESCRIPTION

Hunters BS4 are delighted to bring to the open market this well cared for, larger than average Victorian family home. Situated on the popular Greenmore Road in the heart of upper Knowle. Close to local schools and amenities with Boardwalk on the doorstep offering a range of shops, bakeries, cafes and other small local businesses. Along with Redcatch park within walking distance. Good transport links to Bristol City Centre and Bristol Temple Meads this property is ideal for growing families who want to make a house a home.

The property itself comprises of a vestibule, entrance hall, living room, dining room, kitchen, utility room and an old air raid shelter currently used as storage to the ground floor. Upstairs you will find three good sized double bedrooms and the family bathroom. Further benefits include double glazing, gas central heating and front and rear gardens. Furthermore this property is offered with NO ONWARD CHAIN. To appreciate what this property has to offer, book your internal viewing by calling Hunters today on 0117 9723948.

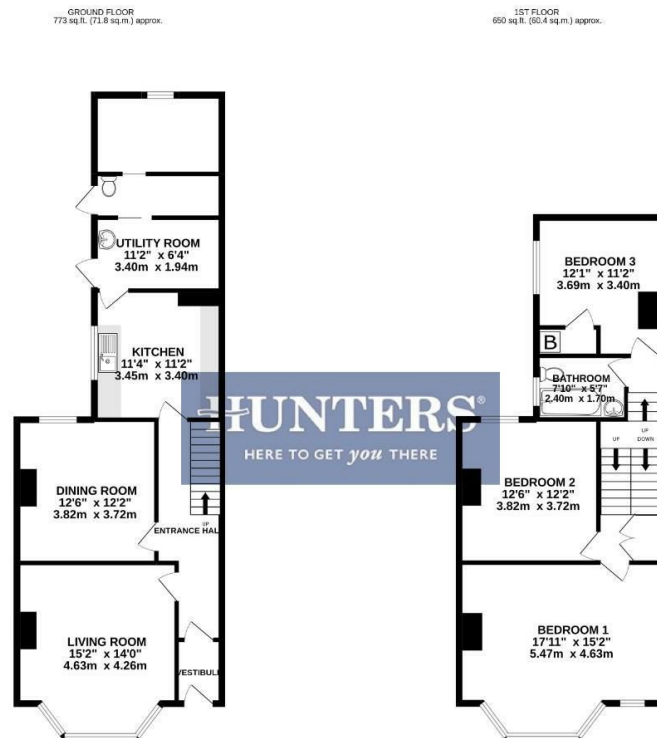
- Victorian End Of Terrace
- Three Bedrooms
- Two Receptions
- Downstairs Shower Room
- Upstairs Bathroom
- Utility Room
- Freehold
- Council Tax Band C
- EPC TBC
- No Onward Chain











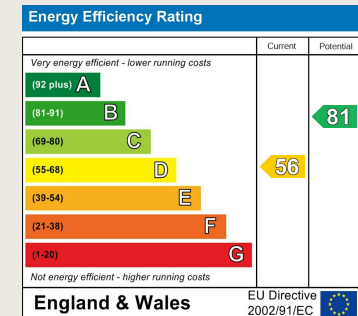
TOTAL FLOOR AREA: 1423 sq ft. (132.2 sq.m.) approx.

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 misstatement. The plan is for illustrative purposes only and should not be used as a guide for any prospective purchase. 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 12022

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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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