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29 Ponsford Road, Knowle, Bristol, BS4 2US



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£299,950

Situated on Ponsford Road, in need of modernisation and offered with No ONWARD CHAIN this semi-detached house presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for first time buyers or families seeking extra space. The house features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in.

The property boasts two bathrooms, providing convenience for busy mornings and ensuring ample facilities for family and visitors alike. While the house is in need of modernisation, this offers a unique chance for buyers to personalise the space to their taste and style, transforming it into a contemporary haven.

A notable highlight of this home is the large south-facing rear garden, which promises plenty of sunlight throughout the day. This outdoor space is perfect for gardening enthusiasts, children at play, or simply enjoying al fresco dining during the warmer months. Additionally, the cellar provides valuable storage space, helping to keep the living areas clutter-free.

Parking is available for two vehicles, adding to the convenience of this property. Located in a friendly neighbourhood, this house is well-positioned to benefit from local amenities, schools, and transport links, making it an attractive option for both families and professionals.

In summary, this semi-detached house on Ponsford Road offers a fantastic opportunity for those willing to invest in a property with great potential. With its spacious layout, generous garden, and prime location, it is a must-see for anyone looking to make their mark in the vibrant city of Bristol.

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

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**1st Floor Plan**

**LOUNGE/DINER**  
22'2" x 14'7"  
6.76m x 4.44m

**KITCHEN**  
14'6" x 6'5"  
4.42m x 1.95m

**HALLWAY**

**WC**  
3'6" x 3'6"  
1.15m x 1.12m

**STORAGE**

**1st Floor**

**BEDROOM**  
12'10" x 10'8"  
3.91m x 3.24m

**BEDROOM**  
13'8" x 11'1"  
4.16m x 3.37m

**BEDROOM**  
11'1" x 7'5"  
3.39m x 2.27m

**BATHROOM**  
8'0" x 7'7"  
2.44m x 2.30m

**LANDING**

**STORAGE**

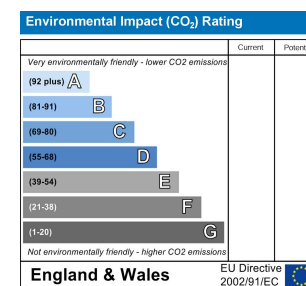
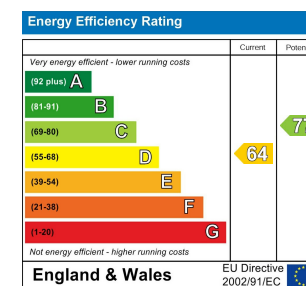
**STORAGE**

**STORAGE**

**DOWN**

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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### Driveway

Situated to the side of the property providing off street parking.

### Front Garden

Enclosed via hedges, Laid to lawn, Trees.

### Entrance Hall

Entrance door to side elevation, Double glazed window to front elevation, Door to W/C, Door to Lounge/Diner, Door to Kitchen, Stairs to first floor, Cupboard housing electrics, Radiators, Tiled floor.

### W/C

Double glazed window to front elevation, Low level W/C, Wash hand basin, Tiled floor.

### Lounge / Diner

Double glazed windows to front and rear elevation, Chimney breast with feature mantle surround, log burner, Serving hatch, Radiators, Carpet.

### Kitchen

Double glazed window to rear elevation, Double glazed door to side elevation, Range of wall and base units with work surfaces above, Sink drainer, Electric hob with extractor fan above, Cooker, Integrated dishwasher, Plumbing for washing machine, Space for upright fridge freezer, Laminate floor.

### Landing

Double glazed window to side elevation, Doors to rooms, Loft access, Carpet.

### Bedroom One

Double glazed window to rear elevation, Chimney breast, Built in storage cupboards, Radiator, Carpet.

### Bedroom Two

Double glazed window to front elevation, Built in storage cupboards, Radiator, Carpet.

### Bedroom Three

Double glazed window to rear elevation, Radiator, Carpet.

### Bathroom

Double glazed window to front elevation, Panelled bath with shower over, Low level W/C, Wash hand basin, Radiator, Vinyl floor.


### Rear Garden

Enclosed via fencing, Laid to paving stone area, Steps down to Lawn area, A variety of established fruit trees, Shrubs and Bushes.  
Door to Cellar, Side access via gate.

### Cellar

Entrance door situated at the rear of the property.

### 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>		<b>77</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.







