



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

72 Connaught Road, Bristol, BS4 1LJ

72 Connaught Road, Bristol, BS4 1LJ

£240,000

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

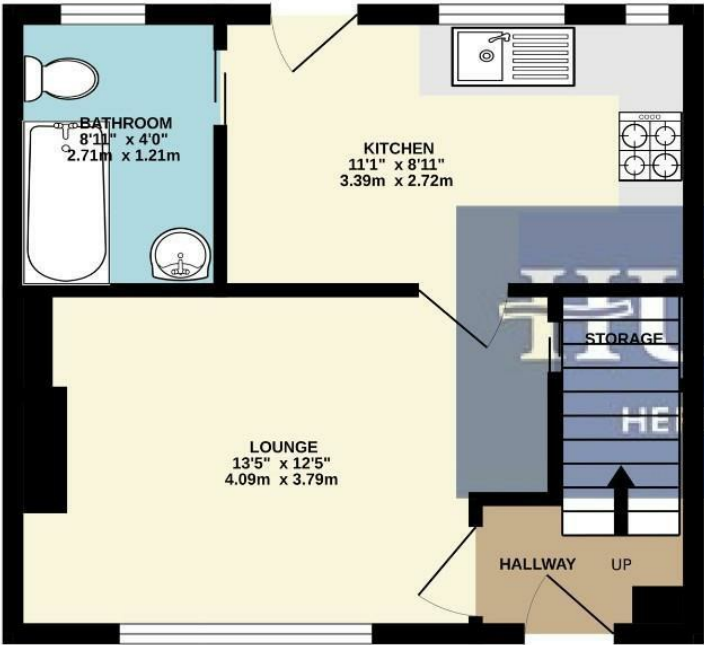
The property itself comprises of an entrance hall, lounge, kitchen and bathroom to the ground floor. Upstairs you will find three good sized bedrooms. Further benefits include gas central heating, uPVC double glazing throughout and a good sized rear garden.

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.

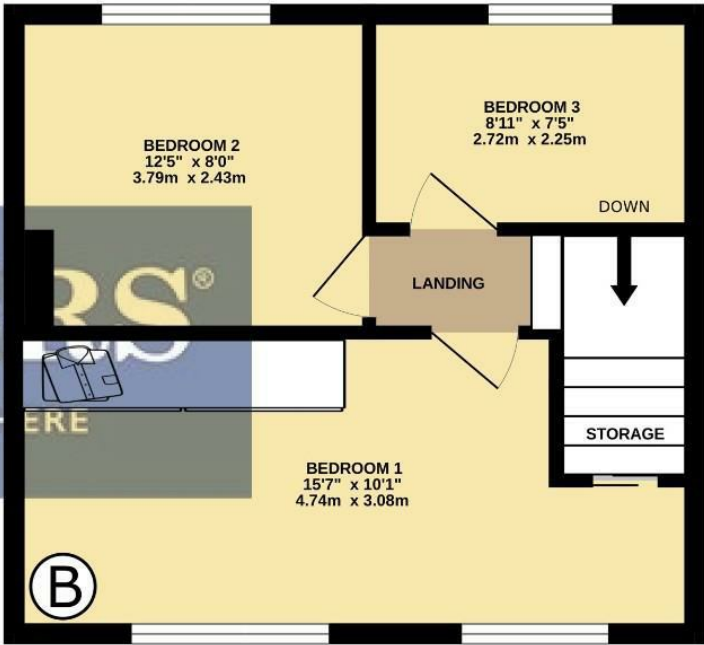
Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948  
[knowle.bristol@hunters.com](mailto:knowle.bristol@hunters.com) | [www.hunters.com](http://www.hunters.com)



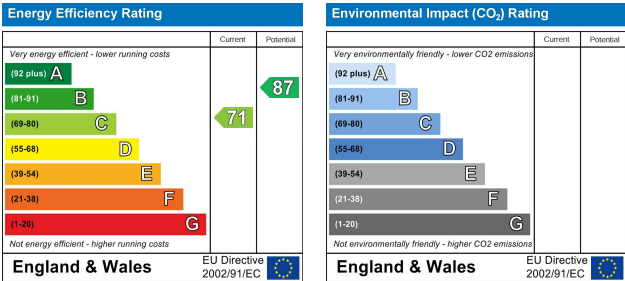
GROUND FLOOR



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 Metropix ©2025



**Entrance Hall**

Entrance door to front elevation, Door to lounge, Cupboard housing electrics, Stairs to first floor, Radiator, Carpet.

**Lounge**

Double glazed window to front elevation, Chimney breast with fireplace, Storage cupboard, Door to kitchen, Radiator, Laminate floor.

**Kitchen**

Double glazed window to rear elevation, Range of wall and base units with workspaces above, Fitted cooker, Plumbing for washing machine, Space for upright fridge freezer, Door to rear garden, Door to bathroom, Radiator, Tiled floor.

**Bathroom**

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

**Landing**

Doors to rooms, Loft access, Carpet.

**Bedroom One**

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

**Bedroom Two**

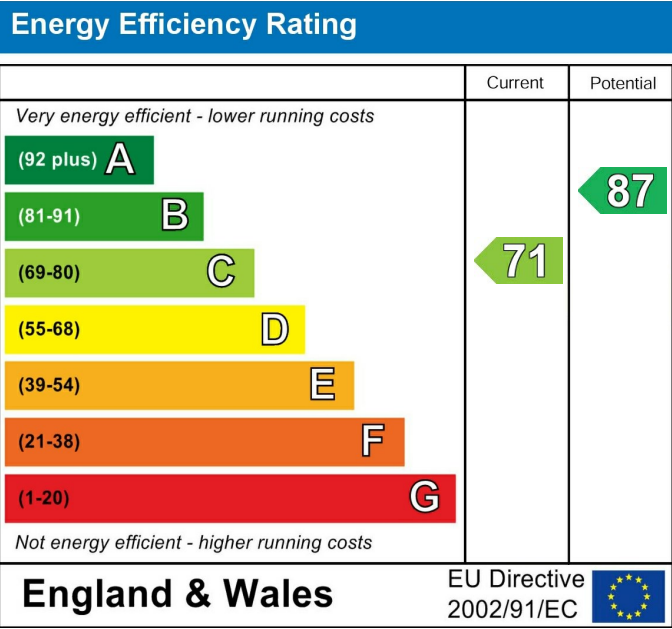
Double glazed window to rear elevation, Radiator, Carpet.

**Bedroom Three**

Double glazed window to rear elevation, Radiator, Carpet.

**Rear Garden**

Enclosed via brick walls and fencing, Patio area, Lawn area, Pathway leading to rear elevation.



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.















