



26 Priory Road, Knowle

C

Guide Price £550,000

HUNTERS[®]
EXCLUSIVE

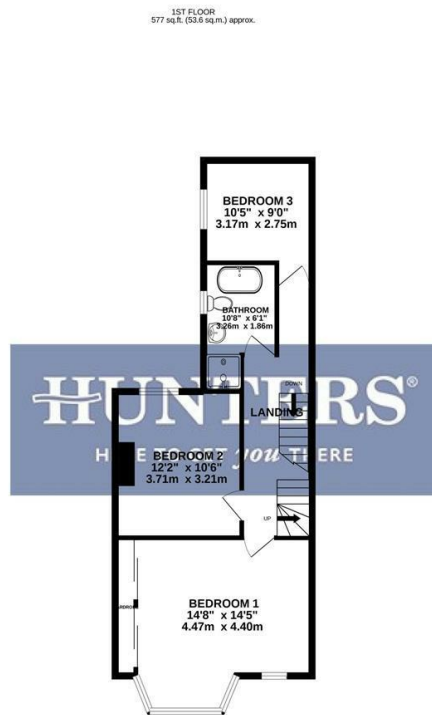
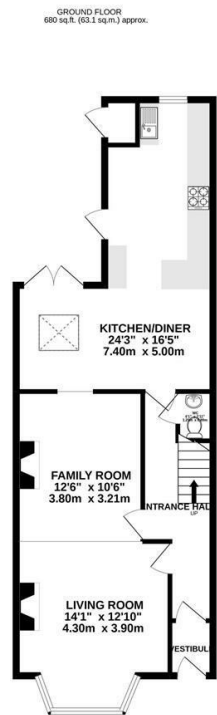
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DESCRIPTION

Hunters BS4 are proud to present to the sales market this beautiful example of a 'Victorian' Terraced, four bedroom extended home on the ever popular Priory Road. This home has gone through extensive refurbishment within the last couple of years and now internally comprises of an entrance vestibule, entrance hall, open plan bay fronted living room/family room, extended dining room, large kitchen and WC all to the ground floor. First floor comprises of three double bedrooms and four piece suite family bathroom, along with the stunning solid wood staircase rising to the converted loft-fourth bedroom with en suite. Further benefits include within the last couple of years - new central heating system throughout and new roof, reinstated original feature ceiling roses and coving, open fireplaces and mature garden to rear. This home is a credit to it's current owners and an internal viewing is highly recommended. Call now on 0117 9723948 to arrange.







TOTAL FLOOR AREA : 1435 sq.ft. (133.3 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.
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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.

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			
England & Wales	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.

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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