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18 St. Agnes Walk, BS4 2DL

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£350,000

** NO ONWARD CHAIN** Hunters BS4 present to the market this three bedroom, semi detached home in need of some modernisation is sitting in the quiet cul de sac of St Agnes Walk, boasting views across Bristol and less than half a miles walk to both Perret & Victoria Park its sure to prove perfect for a family or first time purchasers alike.

Internally the ground floor accommodation comprises a light and airy open plan living/ dining room and kitchen. Upstairs there are three bedrooms, two of which will fit double beds, both to the front offer lovely views over the city whilst the shower room boasts a modern suite. The mature rear garden is tiered with steps down to a patio area with many flower borders shrubs and tress. To finish there is a single garage situated to the side of the property and off street parking to the front.

St Agnes Walk sits in Knowle, an area popular with families and first buyers due to its proximity to local amenities. For those requiring open space both Perret & Victoria Parks sit under half a miles walk away. There are a range of amenities and access links on and around Wells Road, which is 0.6 miles away, whilst those requiring train access Temple Meads is a little over 1 miles walk away.

GROUND FLOOR
377 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 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 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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(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

uPVC double glazed entrance door, stairs to first floor, radiator, carpet

Lounge / Dining Room

uPVC double glazed bay window to front, gas fire with feature surround, under stairs storage housing meters, uPVC double glazed patio doors leading to the rear garden, carpet

Kitchen

uPVC double glazed window and door leading to the rear garden, range of wall and base units with work surfaces above, space for cooker, wall mounted combi boiler, plumbing for washing machine, space for fridge/freezer

Landing

uPVC double glazed window to side, carpet, loft access

Bedroom One

uPVC double glazed window to front, radiator, carpet

Bedroom Two

uPVC double glazed window to rear, radiator, carpet

Bedroom Three

uPVC double glazed window to front, radiator, carpet

Shower Room

uPVC double glazed window to rear, shower cubicle with mixer shower, w.c, wash hand basin, vinyl flooring

Rear Garden

Fully enclosed with gated side access, tiered with steps down to the patio areas, flower boarders shrubs and trees make up the majority of the garden with access to the rear of the garage

Front Garden

Mainly laid to lawn with shrub boarders

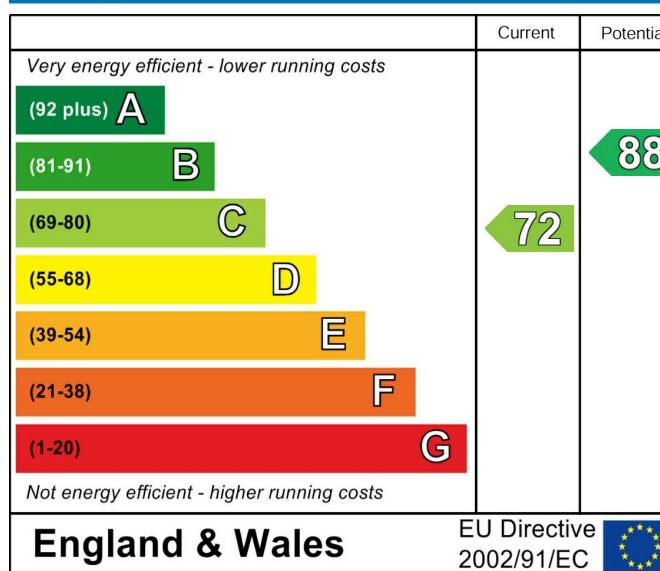
Garage

Up and over door, power and lighting, also there is plumbing for a washing machine

Off Street Parking

Situated to the front of the property providing parking for one car

Energy Efficiency Rating



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.









