



HUNTERS®

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24 Padstow Road, Bristol, BS4 1EN

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Asking Price £245,000

**** NO ONWARD CHAIN**** Hunters BS4 are delighted to present to the market this delightful mid-terrace house on Padstow Road, Knowle. offering the perfect blend of comfort and convenience. Built in 1935, the property spans an impressive 926 square feet, providing ample space for modern living.

Inside, you will find a welcoming reception room that serves as an ideal space for relaxation or entertaining guests. The house boasts three well-proportioned bedrooms, making it suitable for families or those seeking extra room for guests or a home office. The bathroom is thoughtfully designed, ensuring functionality for daily routines.

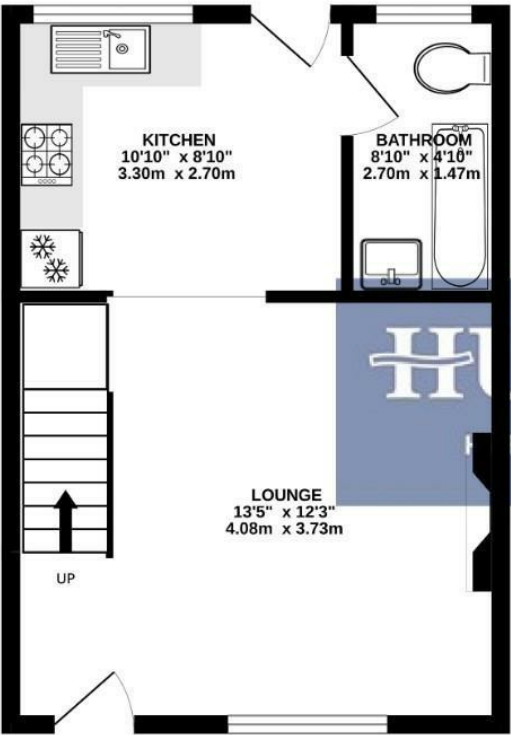
One of the standout features of this property is the parking space available for one vehicle, a valuable asset in this bustling area. The location is particularly advantageous, as it is in close proximity to local amenities, including shops, schools, and parks, catering to all your daily needs. Additionally, the excellent transport links make commuting to the city centre and beyond both easy and efficient.

This property presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-maintained home. Whether you are a first-time buyer or seeking a family residence, this house on Padstow Road is sure to impress. Don't miss the chance to make it your own.

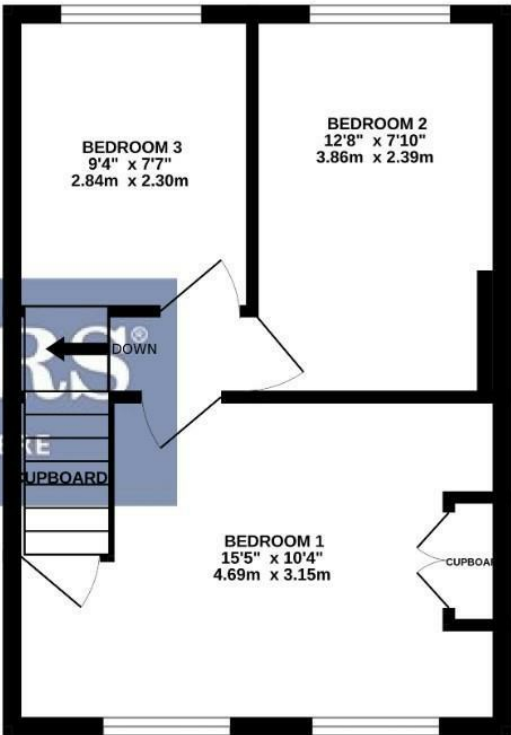
Call Hunters today on 01179 723948 to arrange your internal viewing

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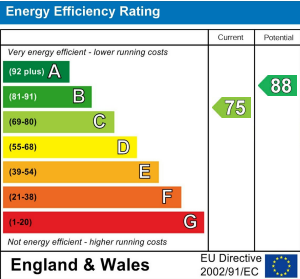
GROUND FLOOR



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.
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LIVING ROOM

Entrance door to front elevation, Double glazed window to front, Stairs to first floor, Radiator, Carpet.

KITCHEN

Double glazed window to rear, Range of matching wall and base units with worksurfaces above, Space for cooker, Space for upright fridge freezer, Space for low level fridge freezer, Plumbing for washing machine, Door to bathroom, Door to rear garden.

BATHROOM

Double glazed window to rear, Panelled bath with shower over, Low level WC, Wash hand basin, Extractor fan.

LANDING

Doors to bedrooms, Loft access, Carpet.

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to rear, Radiator, Carpet.

BEDROOM THREE

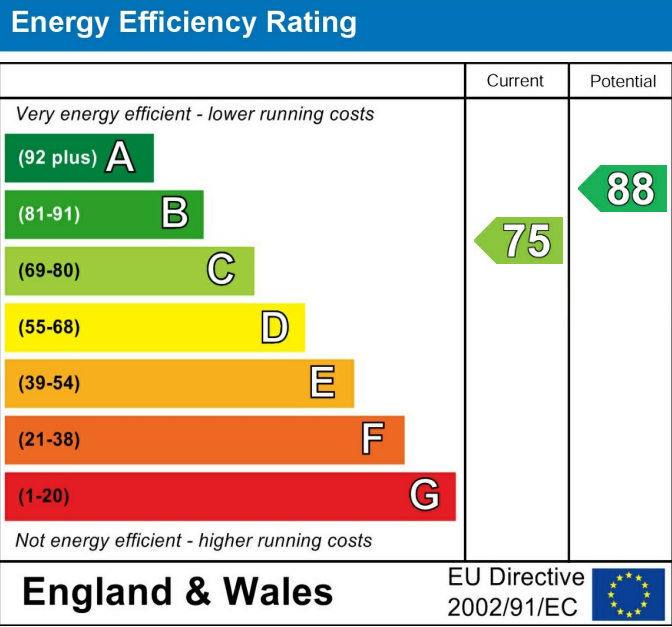
Double glazed window, Radiator, Carpet.

REAR GARDEN

Enclosed via fencing, Lawn area, Patio area, Trees, Shed.

OFF STREET PARKING

Situated to the front of the property providing off street parking for one car, Pathway leading to the front entrance door.



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.







