



HUNTERS®

HERE TO GET *you* THERE

239 Wells Road, Bristol, BS4 2PH

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Offers In Excess Of £475,000

**** NO ONWARD CHAIN****

Hunters BS4 are delighted to bring to the market, Located on the bustling Wells Road in Bristol, this charming semi-detached house offering a delightful blend of character and modern living. Built between the 1930s and 1950s, the property boasts a timeless appeal while providing ample space for a growing family or those who enjoy entertaining.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and social gatherings. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a formal dining area. The natural light that floods through the windows enhances the warm atmosphere, making it a welcoming home.

The property features four well-proportioned bedrooms, providing plenty of room for family members or guests. Each bedroom offers a peaceful retreat, ensuring restful nights and rejuvenating mornings.

Situated on a main road, this home benefits from excellent transport links, with Temple Meads train station just a short distance away. This prime location makes commuting to the city centre or beyond a breeze, appealing to professionals and families alike.

In summary, this semi-detached house on Wells Road presents an excellent opportunity for those seeking a spacious and well-located family home in Bristol. With its charming features, ample living space, and proximity to transport links, it is a property not to be missed. Call us today to arrange your internal viewing

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 operation or efficiency can be given.
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| 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 | | |
| 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 | | |

Porch

uPVC double glazed doors, tiled flooring

Hallway

Wooden and glazed entrance door, radiator, cupboard housing meters, understairs storage, stairs to first floor, tiled flooring

Living Room

uPVC double glazed bay window to front, feature fireplace with gas fire, radiator, vinyl flooring

Sitting Room

uPVC double glazed window to rear, feature fireplace with gas fire, radiator, laminate flooring

Kitchen/ Dining Room

uPVC double glazed window to side, range of wall and base units with work surfaces over, sink drainer, fitted oven and hob with extractor over, plumbing for washing machine, space for upright fridge freezer, tiled flooring, wall mounted combi boiler, uPVC double glazed stable door leading to the rear garden

Landing

Loft access, doors to rooms, carpet

Bedroom One

uPVC double glazed window to front, radiator, carpet

Bedroom Two

uPVC double glazed window to rear, radiator, laminate flooring

Bedroom Three

uPVC double glazed window to rear, radiator, walk in shower, wash hand basin, vinyl flooring

Bedroom Four

uPVC double glazed window to front, radiator

Bathroom

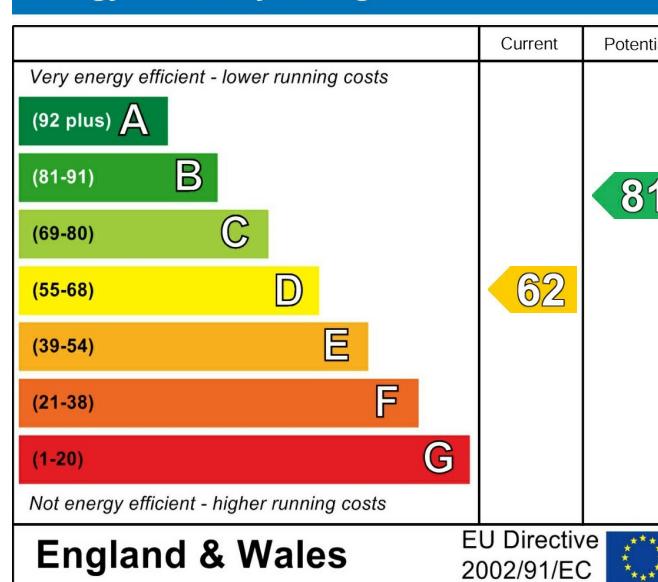
uPVC double glazed window to side, three piece suite, towel radiator, tiled flooring

Front Garden

Pathway leading to front entrance, laid to lawn with flower boarders

Rear Garden

Enclosed with gated rear and side access, laid to lawn and patio

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.









