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15 St. Agnes Walk, Bristol, BS4 2DL

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£385,000

Hunters BS4 are pleased to present this extremely well presented, extended, three bedroom, semi detached home sitting in the quiet cul de sac of St Agnes Walk, boasting views across to the Clifton Suspension Bridge and Ashton Court estate and less than half a miles walk to both Perret & Victoria Park. It's sure to prove perfect for a family or first time buyers.

Internally the ground floor comprises of an entrance hall, lounge/diner, sitting room, kitchen, W/C and large storage room. Upstairs there are three bedrooms and a shower room. The rear garden is tiered with steps up to a further raised patio area. There is a large storage room situated to the side of the property and off street parking to the front.

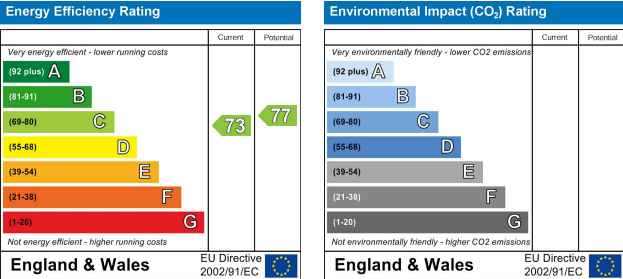
St Agnes Walk sits in Knowle, an area popular with families and first buyers due to its proximity to local amenities. There are a range of amenities and access links on and around Wells Road, which is 0.6 miles away, whilst those requiring train access Temple Meads is 1.3 miles walk away.

Do not miss the chance to make this delightful property your own. Contact us today on 0117 9723948 or knowle.bristol@hunters.com to arrange your internal viewing.

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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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Driveway

Situated to the front of the property providing off street parking, Access to storage room via up and over door.

Front Garden

Situated at the front of the property, Laid to lawn.

Hallway

Stairs to first floor, Door to Lounge, Radiator, Laminate floor.

Lounge/Diner

Double glazed bay window to front elevation, Electric fire, Opening through to Sitting Room, Opening through to Kitchen, Radiator, Carpet.

Sitting Room

Double glazed window to side and rear elevation, Skylight, Radiator, Carpet.

Kitchen

Double glazed window to rear elevation, Double glazed door to Garden, Skylight, Range of wall and base units with work spaces above, Space for upright fridge freezer, Plumbing for slim dishwasher, Plumbing for washing machine, Sink drainer, Integrated oven, Integrated gas hob with extractor fan, Door to W/C, Door to Garage, Radiator, Carpet.

W/C

Low level W/C, Wash hand basin, Radiator, Carpet.

Landing

Double glazed window to side elevation, Doors to rooms, Built in storage cupboard, Loft access, Carpet.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Double glazed window to front elevation, Radiator, Carpet.

Shower Room

Double glazed window to rear elevation, Walk in shower cubicle, Low level W/C, Wash hand basin, Radiator, Laminate floor.

Rear Garden

Enclosed via fencing and hedges, Mainly laid to paving stones, Steps to upper level patio area

Storage

Entrance door to rear elevation via Kitchen, Up and Over door to front elevation, Base unit with work space above, Plumbing for washing machine.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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. 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.

