



THROGMORTON RD.

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45 Throgmorton Road, Bristol, BS4 1HS

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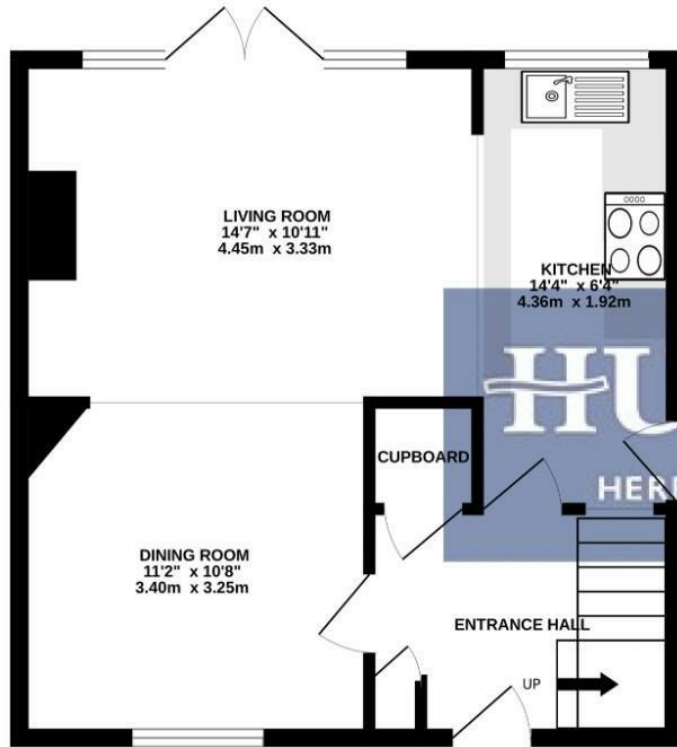
Offers In Excess Of £280,000

Hunters Estate Agents are thrilled to present to the open market, with no onward chain this lovely, three bedroom semi detached home on the ever popular Throgmorton Road. Sitting just a short distance from Airport Road this home has easy access to local amenities, major bus links linking into the City Centre and Hengrove Park Leisure Centre.

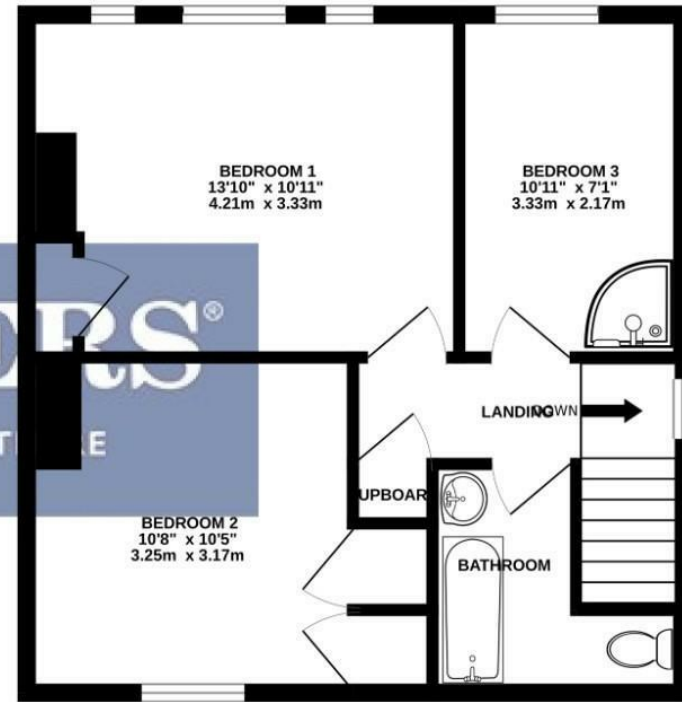
Internally this home comprises an entrance hall, open planing living/dining room and separate kitchen to the ground floor. With the first floor providing three excellent sized bedrooms and the family bathroom. Off street parking to the front and a beautiful large garden to the rear. Further benefits include double glazing throughout and NO ONWARD CHAIN! Call now to book an internal viewing on 0117 9723948.

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GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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 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			
		51	81
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

ENTRANCE HALL

PVCu door to entrance, tiled flooring, stairs rising to first floor, cupboard, cupboard housing fuse board, electric heater

DINING ROOM

Window to front aspect, carpet flooring, electric heater, open plan with living room

LIVING ROOM

Electric feature fireplace, French doors leading out to rear garden, electric heater

KITCHEN

Tiled flooring, window to rear aspect, range of matching wall and base units with roll worktops over, integrated sink with drainer and mixer tap, space for upright fridge/freezer, free standing cooker with multiple ring top burner and grill over, tiled splashback, under stairs storage, door leading out to side access

FIRST FLOOR

LANDING

Window to side aspect, cupboard, carpet flooring

BEDROOM ONE

Carpet flooring, 3x windows to rear aspect, cupboard, chimney breast

BEDROOM TWO

Carpet flooring, window to front aspect, chimney breast, cupboard, cupboard housing water tank

BEDROOM THREE

Window to rear aspect, laminate flooring, corner shower

BATHROOM

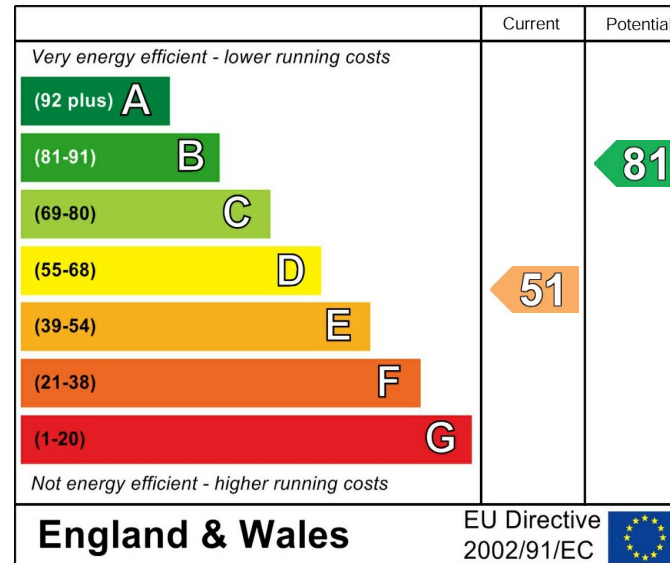
Wood laminate flooring, panelled bath, wash hand basin, toilet, towel radiator, window to front aspect, tiled surround

GARDEN

Front - Providing off street parking, lawn area, stone shingle are with a variety of plants, side access to rear garden

Rear - Laid mainly to lawn, patio area, stone shingle and enclosed

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.









