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1 Queens Road, Knowle, Bristol, BS4 2LU

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Offers In Excess Of £485,000

Situated on the charming Queens Road in Knowle, Bristol, this end terrace house offers a perfect blend of comfort and convenience. Built between in the 1930s/1950s, the property boasts a generous living space of 1,475 square feet, making it an ideal family home.

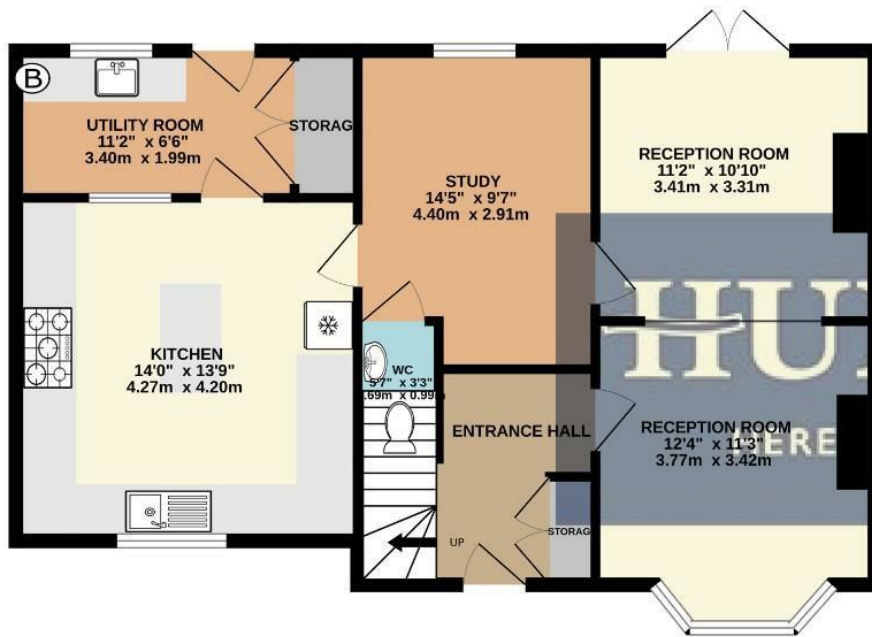
Upon entering, you are welcomed by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen, accompanied by a utility room, provides ample space for culinary creativity and practical storage solutions. With four inviting bedrooms, there is plenty of room for family members or guests.

The property features a family bathroom, ground floor W/C and ensuite to master bedroom, which is a significant advantage for busy households. Outside, you will find a driveway that accommodates one vehicle, providing convenient off-street parking.

The location is truly exceptional, situated in a vibrant community with easy access to local amenities, schools, and parks. Whether you are looking to settle down or invest, this property presents an excellent opportunity. Do not miss the chance to make this charming house your new home, contact us today 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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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		
	74	80
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	

Driveway

Situated to the front of the property, providing off street parking for one vehicle.

Entrance Hall

Entrance door to front elevation, Cupboard housing electrics, Door to room, Stairs to first floor, Floorboards.

Reception Room One

Double glazed bay window to front elevation, Opening to reception room two, Chimney breast, Radiator, Floorboards.

Reception Room Two

Double glazed double doors to rear elevation, Chimney breast, Log burner, Door to study, Radiator, Floorboards.

Study

Double glazed window to rear elevation, Door to W/C, Door to kitchen, Vinyl flooring.

Kitchen

Double glazed window to front elevation, Wall and base units with work surfaces above, island with base units and work surface above, Sink drainer, Space for upright fridge freezer, Plumbing for dishwasher, Space for oven with extractor fan above, Door to utility, Radiator, Tiled floor.

Utility Room

Double glazed door to rear elevation, Double glazed window to rear elevation, Base units with work surfaces above, Plumbing for washing machine, Sink, Wall mounted combi boiler, Fitted storage cupboard, Radiator, Vinyl flooring.

W/C

Low level W/C, Wash hand basin, Tiled floor.

Landing

Doors to rooms.

Bedroom One

Double glazed windows to side and rear elevation, Double glazed double doors to front elevation, Door to ensuite, Fitted wardrobes, Radiator, Carpet.

Ensuite

Double glazed window to front elevation, Shower cubicle, Low level W/C, Wash hand basin, Heated towel rail, Tiled floor.

Bedroom Two

Double glazed window to rear elevation, Fitted wardrobe, Chimney breast, Radiator, Laminate flooring.

Bedroom Three

Double glazed window to front elevation, Fitted wardrobes, Chimney breast, Radiator, Carpet.

Bedroom Four

Double glazed window to rear elevation, Radiator, Laminate flooring.

Bathroom

Double glazed window to front elevation, Panelled bath with shower over, Low level W/C, Wash hand basin with storage unit below, Radiator, Vinyl flooring.

Rear Garden

Enclosed via brick walls, Laid to lawn, Decking area, Shed, Pathway, Gate providing side access.

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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.







