

# HUNTERS®

HERE TO GET *you* THERE

**63 Court Farm Road, Whitchurch, Bristol, BS14 0EF**

**£350,000**

**Property Images**



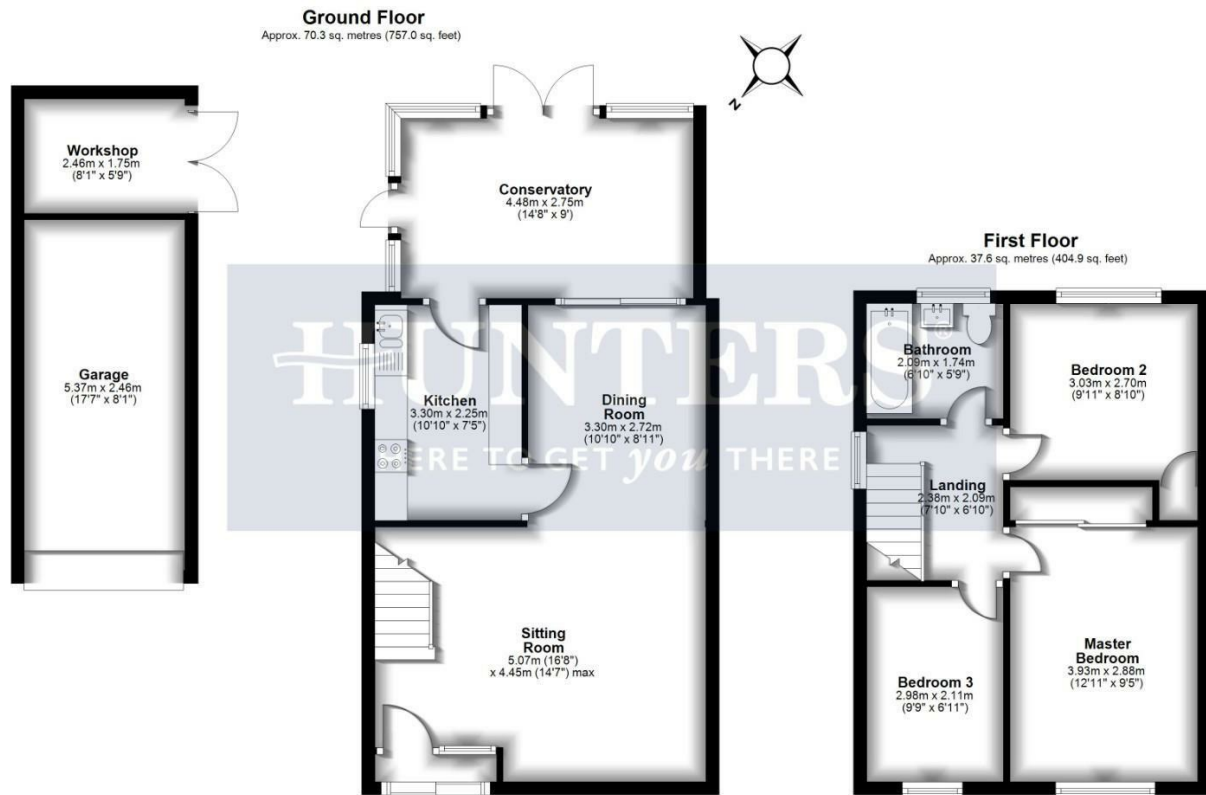
## Property Images






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Total area: approx. 107.9 sq. metres (1161.9 sq. feet)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>66</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Reception: 3 Tenure: Freehold

## Summary

A fantastic semi-detached property is available for purchase, offering an ideal home for first-time buyers and families. The residence boasts three generous reception rooms, three bedrooms, a family bathroom, and a kitchen, all designed to cater to modern living needs.

Upon entering the house, you are greeted by a light and airy lounge positioned at the front, a perfect sanctuary for relaxation. The house also benefits from a spacious dining room with a sliding door leading to a conservatory with access to the garden.

The property features a well-appointed kitchen located at the rear of the house, which can be accessed via the dining room. This kitchen is perfect for culinary enthusiasts, offering ample space for meal preparation.

The three double bedrooms are well-sized, ensuring each member of the family has their personal retreat. A family bathroom serves these rooms, offering convenience and practicality.

Unique features of the property include off street parking, a enclosed rear garden, a detached garage, and a workshop/storage area, ensuring all needs are catered for. The property is conveniently located with excellent public transport links, nearby schools, and local amenities, making for a comfortable lifestyle.

This property is offered with no onward chain, ready for new owners to make it their home. Call the office today to arrange a viewing appointment!

## Features

- Three Bedrooms • Semi Detached Home • Lounge • Dining Room • Kitchen • Conservatory • Enclosed Rear Garden • Detached Garage • Workshop/Storage • No Onward Chain