



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

94 Wroughton Drive, Bristol, BS13 0LR

NO  
PARKING  
KEEP GATE  
CLEAR

94 Wroughton Drive, Bristol, BS13 0LR

£260,000

\*\*\* NO ONWARD CHAIN \*\*\* Situated in the residential area of Wroughton Drive, this three-bedroom property offers an excellent opportunity for first time buyers, investors, or buyers seeking a home with scope to enhance and add value.

The accommodation comprises a generous reception room, providing plenty of space. Upstairs, there are three well-sized bedrooms, offering flexible accommodation for families, first-time buyers, or tenants alike.

While the property would benefit from a programme of modernisation, it presents a fantastic blank canvas for those looking to create a stylish and contemporary home tailored to their own tastes and requirements. The bathroom and interior spaces offer significant potential for improvement, allowing purchasers to maximise appeal.

Externally, the property benefits from convenient on-street parking and is well positioned within easy reach of local amenities, schools, and transport links.

Offering potential in a sought-after Bristol location, this is a rare opportunity to acquire a property with genuine scope for transformation and long-term investment growth. Early viewing is highly recommended.

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Total area: approx. 79.4 sq. metres (854.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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			
		70	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</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>			
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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.









