



HUNTERS[®]

HERE TO GET *you* THERE

7 Waterbridge Road, Bristol, BS13 8PR

7 Waterbridge Road, Bristol, BS13 8PR

£300,000

*** NO ONWARD CHAIN*** Nestled in the cul-de-sac of Waterbridge Road, Bristol, this immaculately presented semi-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this home is the stunning large enclosed rear garden, which offers a private outdoor sanctuary for gardening enthusiasts or those who simply enjoy alfresco dining. The garden is a fantastic space for children to play or for hosting summer barbecues with friends and family.

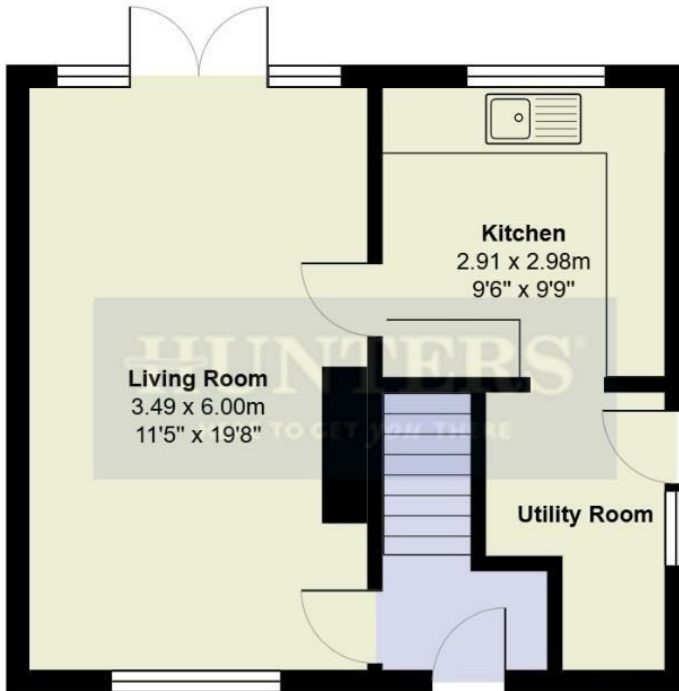
Additionally, the property boasts a convenient utility room, providing extra storage and functionality, making daily chores a breeze. With no onward chain, this home is ready for you to move in and make it your own without delay.

This delightful semi-detached house on Waterbridge Road is not just a property; it is a place where memories can be made. Don't miss the opportunity to view this charming home that combines modern living with a tranquil setting.

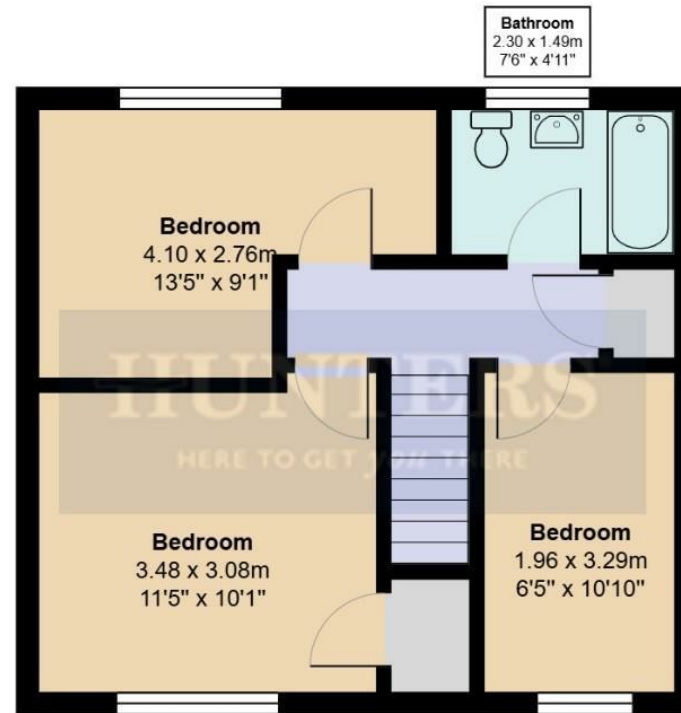
Hunters Bishopsworth 25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441
bishopsworth@hunters.com | www.hunters.com

Waterbridge Road, BS13

Total Area: 78.7 m² ... 847 ft²



Ground Floor



First Floor

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			
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	

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <div style="background-color: #006400; color: white; padding: 2px; margin-bottom: 2px;">(92 plus) A</div> <div style="background-color: #008000; color: white; padding: 2px; margin-bottom: 2px;">(81-91) B</div> <div style="background-color: #90ee90; color: white; padding: 2px; margin-bottom: 2px;">(69-80) C</div> <div style="background-color: #ffff00; color: white; padding: 2px; margin-bottom: 2px;">(55-68) D</div> <div style="background-color: #ffa500; color: white; padding: 2px; margin-bottom: 2px;">(39-54) E</div> <div style="background-color: #ff4500; color: white; padding: 2px; margin-bottom: 2px;">(21-38) F</div> <div style="background-color: #ff0000; color: white; padding: 2px;">(1-20) G</div> <p><i>Not energy efficient - higher running costs</i></p>		
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.









