

# HUNTERS®

HERE TO GET *you* THERE

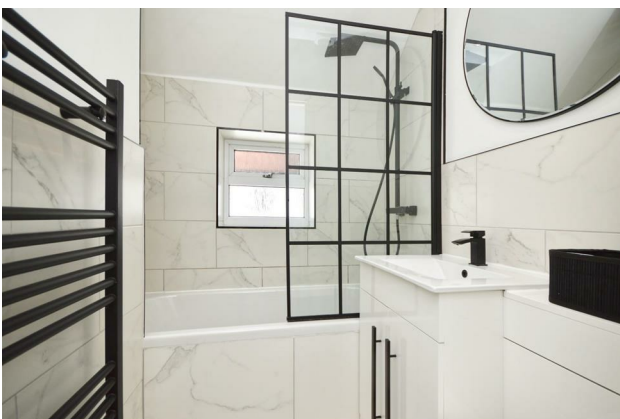
**116 Church Road, Bishopsworth, Bristol, BS13 8JY**

**£315,000**

**Property Images**



## Property Images



# HUNTERS<sup>®</sup>

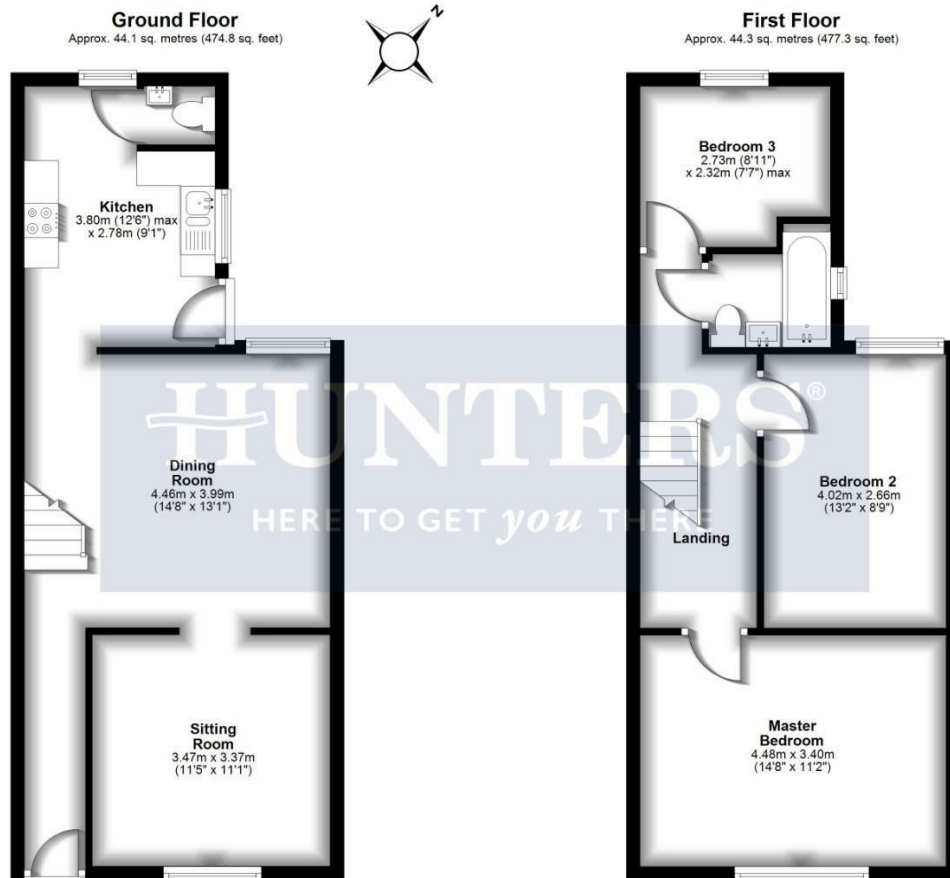
HERE TO GET *you* THERE

## Property Images



# HUNTERS®

HERE TO GET *you* THERE

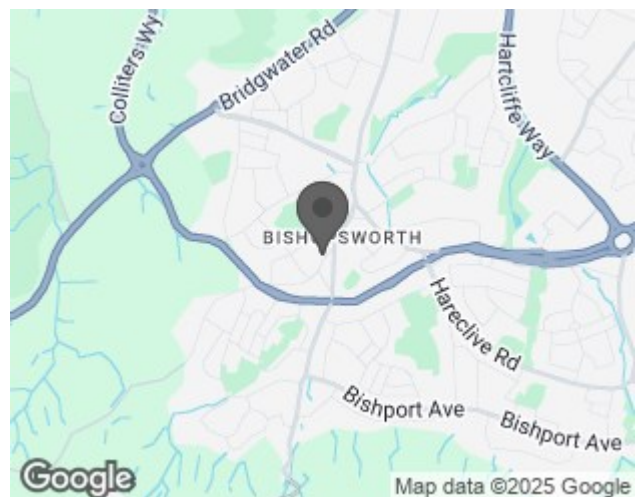


Total area: approx. 88.5 sq. metres (952.1 sq. feet)

## EPC

| Energy Efficiency Rating                           |           |           |
|----------------------------------------------------|-----------|-----------|
|                                                    | Current   | Potential |
| Very energy efficient - lower running costs        |           |           |
| (92 plus) <b>A</b>                                 |           | <b>88</b> |
| (81-91) <b>B</b>                                   |           |           |
| (69-80) <b>C</b>                                   | <b>75</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        |           |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |           |           |

## Map



## Details

Type: House - Terraced Beds: 3 Bathrooms: 1 Reception: 2 Tenure: Freehold

## Summary

Delighted to market a charming 3-bedroom Terraced property in the much sought after location. This property is listed for sale and is presented in a good condition overall. The location boasts exceptional public transport links, well-rated nearby schools, and local amenities which add to its appeal for first-time buyers, investors, and families alike.

The property comprises two reception rooms. The first, a welcoming dining area, accessed via hallway, provides ample space for entertaining. The second, a light and airy lounge situated to the front, is accessible via the dining room, forming an excellent flow to the layout.

The property showcases a kitchen to the rear, which allows direct access to the garden, enhancing the practical living space. In addition, a handy w/c incorporated into the kitchen layout further boosts its functionality.

The sleeping accommodations are well-planned with three bedrooms. The master bedroom and second bedroom are both good size doubles. A third, single bedroom provides additional flexibility and could work equally well as a study or nursery. Furthermore, the property includes a modern bathroom that completes this layout.

Further benefits include an attractive enclosed rear garden and a convenient garage with full electrical power and back lane access, perfect for those prioritising outdoor space and secure off-street car parking. Whether as a home for your family, a venture for an investor, or a first-time buyer looking for that perfect starter home, this property ticks all the boxes. Call today to arrange a viewing appointment!

## Features

- Mid Terraced Home • Three Bedrooms • Two Reception Room • Kitchen • Ground Floor W/C • Modern Bathroom • Enclosed Rear Garden • Detached Garage • Close to Local Shops & Amenities