



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

214 Queens Road, Bishopsworth, Bristol, BS13 8QF

# 214 Queens Road, Bishopsworth, Bristol, BS13 8QF

£400,000

This delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With no onward chain, this property is ready for you to move in and make it your own.

The bungalow boasts a spacious reception room, perfect for relaxing or entertaining guests. It features three well-proportioned bedrooms, providing ample space for families or those wishing to have a guest room or home office. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this property is the enclosed rear garden, offering a private outdoor space ideal for gardening, play, or simply enjoying the fresh air. Additionally, the utility room adds practicality to daily living, providing extra storage and laundry facilities.

For those with vehicles, the property includes a driveway and a garage, ensuring secure parking and additional storage options.

Whether you are a first-time buyer, a family, or looking to downsize, this property offers a wonderful blend of comfort and convenience. Do not miss the chance to view this lovely home.

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



Ground Floor

### Queen's Road, BS13

Approximate Gross Internal Area 87.8 sq m / 945 sq ft  
(excluding garage)

Total Area 103.2 sq m / 1111 sq ft

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		
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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.









