



HUNTERS[®]
HERE TO GET *you* THERE

92 Gatcombe Road, Bristol, BS13 9RG

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£130,000

NO ONWARD CHAIN Located on Gatcombe Road in Bristol, this charming one-bedroom first-floor apartment presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a modern open-plan living and kitchen area, creating a spacious and inviting atmosphere perfect for relaxation and entertaining.

The well-designed layout maximises the use of space, ensuring that every corner of the apartment is functional and appealing, including loft space with a ladder. Natural light floods the living area, enhancing the warm and welcoming ambiance. The kitchen is equipped with contemporary fittings, making it a delightful space for culinary pursuits.

One of the standout features of this property is the allocated parking, providing convenience and peace of mind. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

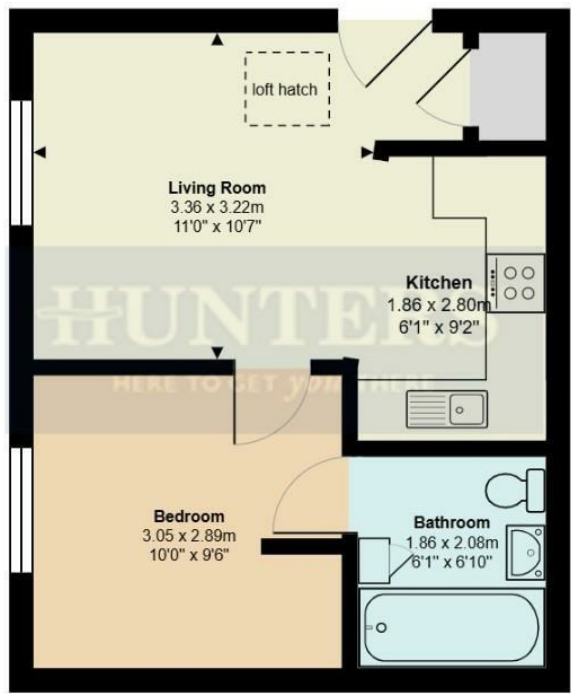
This apartment offers easy access to local amenities, transport links. Whether you are looking to make this your first home or seeking a lucrative rental investment, this property is sure to impress. Do not miss the chance to view this delightful apartment and envision the lifestyle it can offer.

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



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Total Area: 31.7 m² ... 341 ft²




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			
		76	79
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	

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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.







