

# HUNTERS®

HERE TO GET *you* THERE

32 Paybridge Road, Bristol, BS13 8PU

£265,000

Property Images



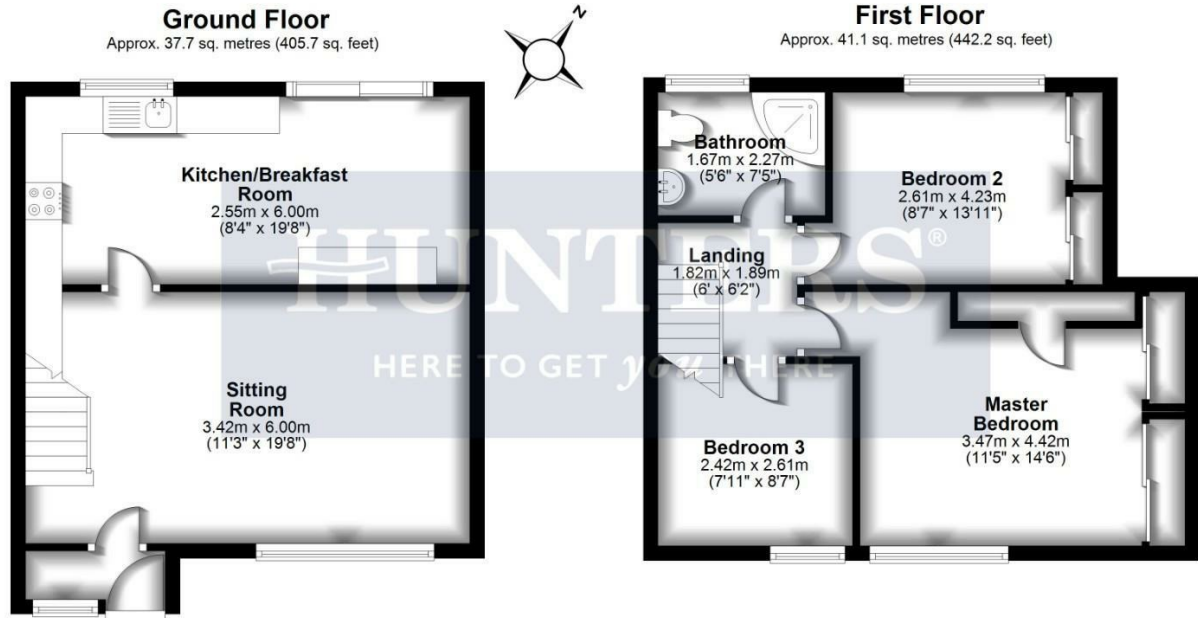


## Property Images



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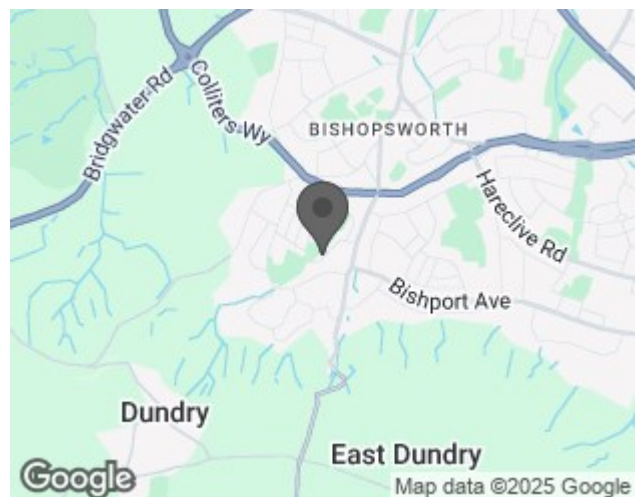


Total area: approx. 78.8 sq. metres (847.9 sq. feet)

## EPC

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>	69	78
(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	

## Map



## Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Presenting this three-bedroom terraced home, now available for sale with no onward chain. Ideally suited for first time buyers, investors, or families, this property offers excellent potential and is positioned for convenient living, with public transport links, nearby schools, and a range of local amenities close at hand.

The ground floor features a light and airy lounge to the front, inviting plenty of natural light for a welcoming setting. To the rear, you'll find a generously sized kitchen/diner, providing an ideal space for family meals and entertaining. The kitchen is enhanced by patio doors opening onto the enclosed rear garden, creating a seamless flow between the indoor and outdoor living spaces.

Upstairs, the property boasts three well-proportioned bedrooms. Bedrooms one and two are both doubles, each benefiting from built-in wardrobes for additional storage solutions. The third bedroom is a comfortable single, suitable for a child or home office. A shower room completes the upper floor, ensuring practicality for everyday living.

Outside, the property offers an enclosed rear garden, perfect for children, pets, or those who enjoy outdoor relaxation. To the front, there is a driveway providing off-street parking,

While the property requires modernisation, it presents a fantastic opportunity to create a bespoke family home tailored to your tastes. Early viewing is highly recommended to appreciate the potential of this promising property.

## Features

- Mid Terraced Home • Three Bedrooms • Lounge • Kitchen/Diner • Shower Room • Enclosed Rear Garden • Off Street Parking • No Onward Chain • Close to Local Shops & Amenities