



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

64 Fernsted Road, Bristol, BS13 8HF

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£250,000

Nestled on the charming Fernsteed Road in Bristol, this delightful three-bedroom house presents an excellent opportunity for families and individuals alike. The property boasts a complete chain, ensuring a smooth transition for prospective buyers.

The generous enclosed garden is a standout feature, offering a private outdoor sanctuary where you can enjoy the fresh air, host summer barbecues, or simply unwind in a tranquil setting. This outdoor space is perfect for children to play safely or for gardening enthusiasts to cultivate their green thumb.

With its convenient location in Bristol, this property is well-placed for access to local amenities, schools, and transport links, making it an ideal choice for those seeking both comfort and convenience. This house is not just a place to live; it is a place to call home. Don't miss the chance to make this property your own.

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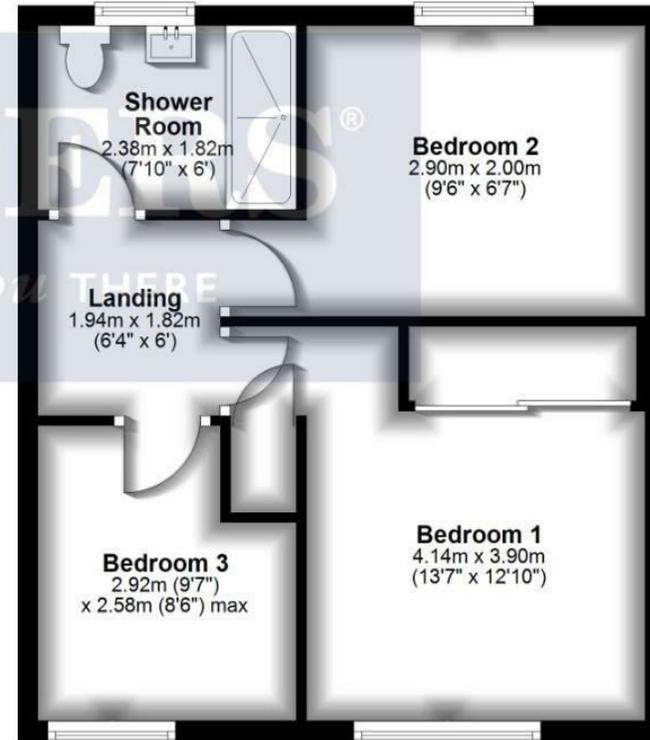
### Ground Floor

Approx. 49.2 sq. metres (529.1 sq. feet)



### First Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



Total area: approx. 90.9 sq. metres (978.9 sq. feet)

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		
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		
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 5px; margin-bottom: 2px;">(92 plus) <b>A</b></div> <div style="background-color: #008000; color: white; padding: 2px 5px; margin-bottom: 2px;">(81-91) <b>B</b></div> <div style="background-color: #90ee90; color: white; padding: 2px 5px; margin-bottom: 2px;">(69-80) <b>C</b></div> <div style="background-color: #ffff00; color: black; padding: 2px 5px; margin-bottom: 2px;">(55-68) <b>D</b></div> <div style="background-color: #ffa500; color: black; padding: 2px 5px; margin-bottom: 2px;">(39-54) <b>E</b></div> <div style="background-color: #ff4500; color: white; padding: 2px 5px; margin-bottom: 2px;">(21-38) <b>F</b></div> <div style="background-color: #ff0000; color: white; padding: 2px 5px;">(1-20) <b>G</b></div> <p><i>Not energy efficient - higher running costs</i></p>		
<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.



