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39 Collinson Road, Bristol, BS13 9PS

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£240,000

Nestled on Collinson Road, a two bedroom mid-terrace house which presents an excellent opportunity for those seeking a new home. With no onward chain, you can move in without delay and start making it your own.

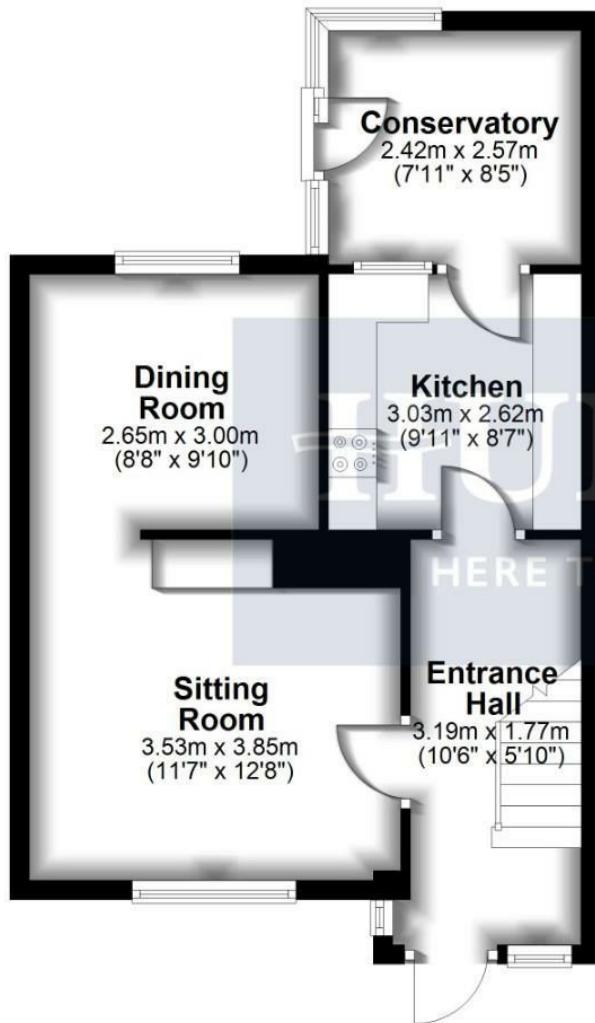
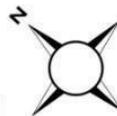
The property boasts a living room, kitchen and conservatory. There are two well-proportioned bedrooms, providing ample space for a small family or professionals looking for extra room.

One of the standout features of this home is the generous enclosed rear garden, offering a private outdoor space ideal for gardening, play, or simply enjoying the fresh air. Additionally, the property includes a driveway, providing off-street parking, a valuable asset in this bustling area.

This house is perfect for those who wish to add their personal touch and create a space that reflects their style. With its desirable location and potential for enhancement, this property is not to be missed. Whether you are a first-time buyer or looking to invest, this home on Collinson Road is a fantastic choice.

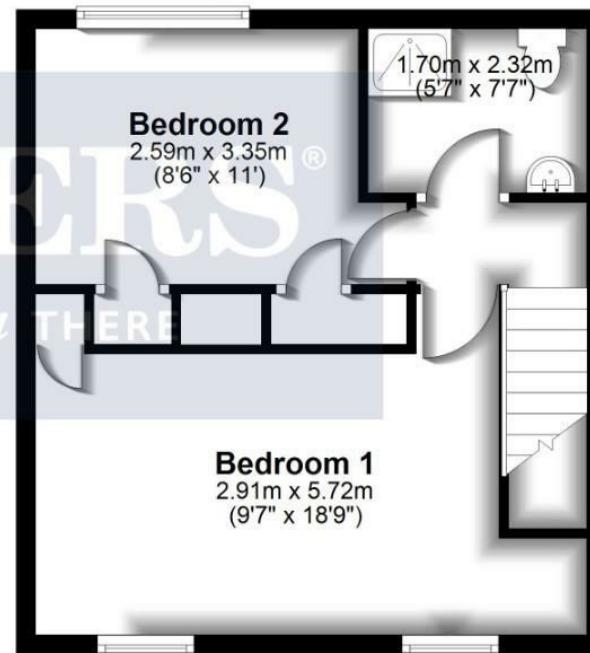
Ground Floor

Approx. 44.7 sq. metres (481.2 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)

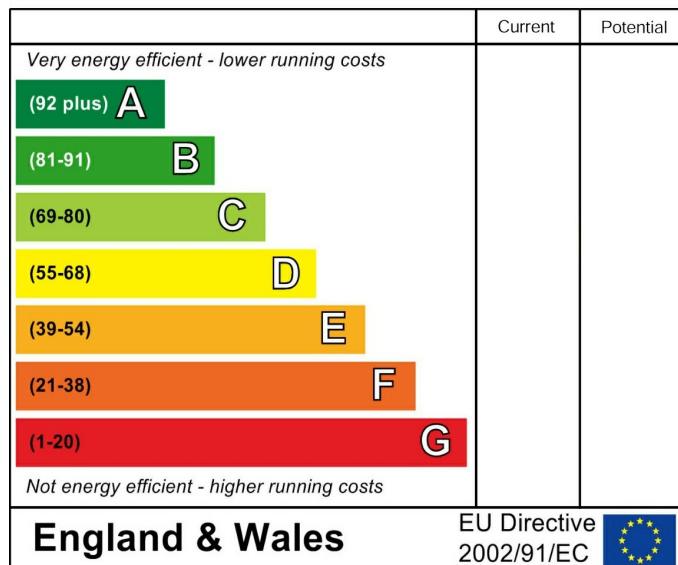


Total area: approx. 80.4 sq. metres (865.5 sq. feet)

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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

Energy Efficiency Rating



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.

