



HUNTERS[®]

HERE TO GET *you* THERE

26 Vowell Close, Bristol, BS13 9HS

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£260,000

Nestled in Vowell Close, Bristol, this delightful three-bedroom house presents an excellent opportunity for families and first-time buyers alike. With no chain involved, you can move in without delay and start enjoying your new home right away.

The property boasts a new modern kitchen-diner and a new bathroom adding a touch of luxury and convenience, ensuring that your daily routines are both comfortable and stylish.

Outside, the property offers garden potential, allowing you to create your own outdoor oasis. Whether you envision a tranquil retreat for relaxation or a vibrant space for children to play, the possibilities are endless.

Situated in a family-friendly neighbourhood, this home is conveniently located near local schools and amenities, making it an ideal choice for those seeking a community-oriented lifestyle. With everything you need just a stone's throw away, you will find that daily life is both easy and enjoyable.

Don't miss your chance to make this property your own.

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Vowell Close, BS13
 Approximate Gross Internal Area 99.5 sq m / 1071 sq ft
(excluding sheds)
 Total Area 99.5 sq m / 1071 sq ft

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		43	52
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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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.









