



HUNTERS[®]
HERE TO GET *you* THERE

5 Acorn Grove, Highridge, Bristol, BS13 8AW

5 Acorn Grove, Highridge, Bristol, BS13 8AW

£350,000

A beautifully positioned three-bedroom home, offering generous proportions, living space and a superb south-facing open outlook.

The heart of the property is a modern kitchen/dining room, a bright and sociable space designed for modern living, featuring double doors that open onto the rear garden, creating effortless indoor-outdoor flow ideal for entertaining.

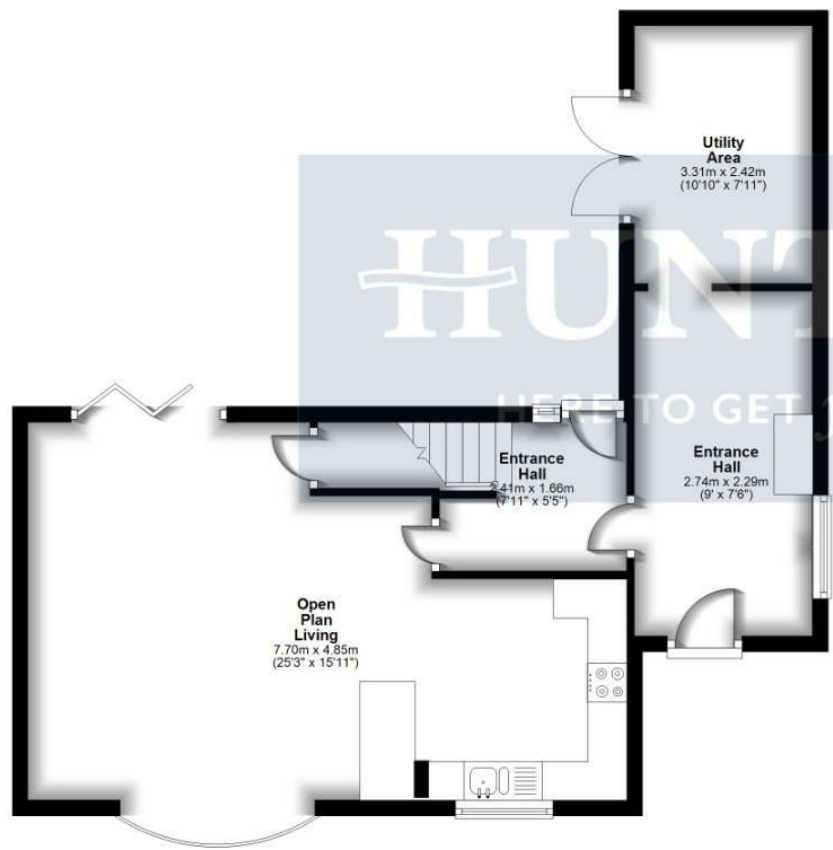
Externally, the south-facing garden enjoys an open aspect, flooding the home with natural light and providing a peaceful and private setting. To the front, there is a large driveway providing ample off-street parking. offering extensive off-street parking,

Ideally positioned with great transport links nearby, the property is perfect for commuters while remaining close to local amenities and school.

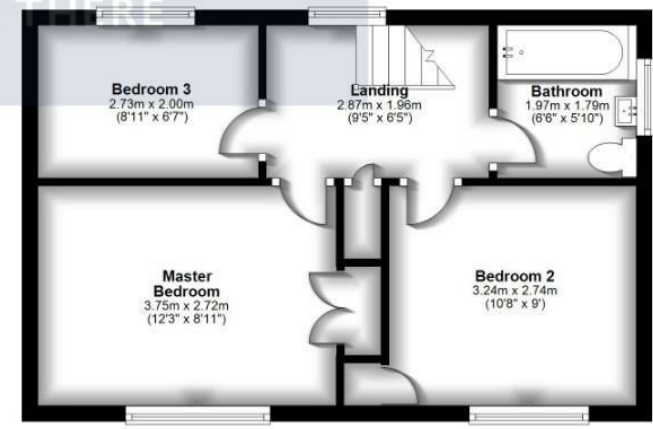
A fantastic opportunity for first time buyers, growing families.



Ground Floor
Approx. 54.3 sq. metres (584.2 sq. feet)



First Floor
Approx. 36.9 sq. metres (397.6 sq. feet)




Total area: approx. 91.2 sq. metres (981.8 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			
		66	88
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	

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.



