



HUNTERS[®]
HERE TO GET *you* THERE

12 Hollisters Drive, Bristol, BS13 0EY

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£300,000

This beautifully presented three-bedroom semi-detached home has been tastefully modernised throughout, offering stylish and comfortable living.

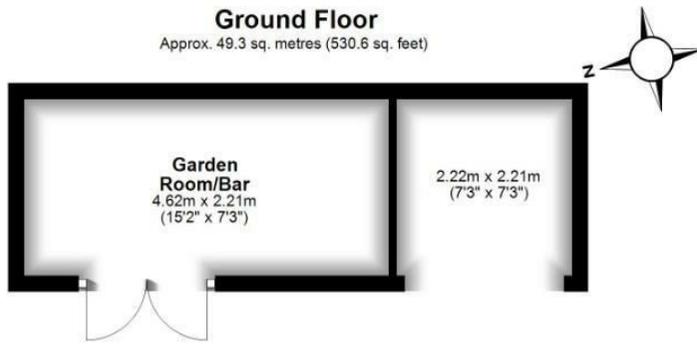
The ground floor features a bright lounge and a modern kitchen/diner, while upstairs offers three well-proportioned bedrooms and a family bathroom.

This property offers a low-maintenance landscaped garden, complete with an outhouse and a versatile wooden office/bar space, perfect for home working or entertaining. The property benefits from off-street parking for up to three vehicles.

Call now to arrange a viewing, this home is ready to welcome its next owners.

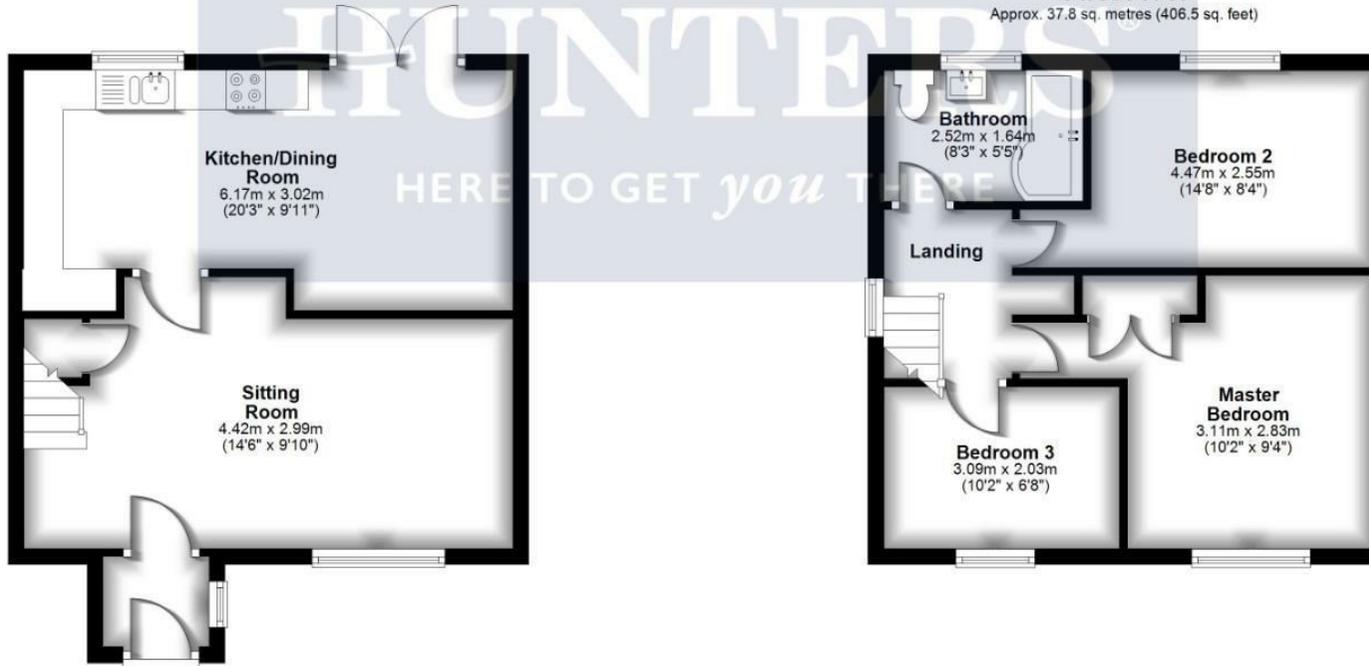
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Ground Floor
Approx. 49.3 sq. metres (530.6 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



Total area: approx. 87.1 sq. metres (937.1 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			
			90
		75	
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			

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<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.





