



## Headley Walk, Bristol

- THREE BEDROOMS
- QUIET CUL-DE-SAC IN HEADLEY PARK
- FRONT AND REAR GARDENS
- CLOSE TO LOCAL SHOPS AND AMENITIES
- CALL TODAY TO VIEW
- END OF TERRACE
- NO ONWARD CHAIN
- GARAGE
- FULL RE-WIRE

**£280,000**

**HUNTERS®**  
HERE TO GET *you* THERE



# Headley Walk, Bristol

## DESCRIPTION

Hunters Estate Agents are pleased to bring to the market this end-terraced three bedroom property situated in a quiet cul-de-sac in Headley Park, South Bristol. The property is in need of renovation throughout but could be perfect for either investors or first-time buyers looking to put their stamp on somewhere. Comprising in brief a living room, dining room, kitchen, three bedrooms and bathroom. Further benefits include a full re-wire, no onward chain, front & rear gardens and a garage. Call today to view!

### ENTRANCE HALL

Access to the property from the side door. Stairs leading from the ground floor to the first floor. Door into living room.

### LIVING ROOM

12'5" x 12'2"

Access from the entrance hall into the living room. Double glazed bay window to front. TV point. Under stairs storage. Open way into dining room.

### DINING ROOM

10'0" x 8'8"

Access from the living room into the dining room. Door leading into inner hall which leads to bathroom. Open way into kitchen.

### KITCHEN

12'9" x 9'0"

Access from the dining room into the kitchen. Double glazed windows to rear. Sky light. Inset sink with taps. Space and plumbing for washing machine.

### BATHROOM

Access from the inner hall into the bathroom. Double glazed window to side. Paneled bath. Low level W/C.

### LANDING

Stairs leading from the ground floor to the first floor. Doors into all upstairs rooms.

### BEDROOM ONE

15'1" x 9'1"

Access from the landing into bedroom one. Double glazed bay window to front. Built in cupboard.

### BEDROOM TWO

11'3" x 6'10"

Access from the landing into bedroom two. Double glazed window to rear.

### BEDROOM THREE

8'2" x 7'9"

Access from the landing into bedroom three. Double glazed window to rear.

### FRONT GARDEN

The front of the property is mostly laid to lawn with a path leading from front to back. Access to rear garden.

### REAR GARDEN

The rear garden is mostly laid to lawn and secured by fencing. Access to the garage. Gate leading out onto rear lane.

### Property Information

Council Tax Band - C

Freehold Property

EPC- <https://find-energy-certificate.service.gov.uk/energy-certificate/5000-7216-0822-1025-3103>

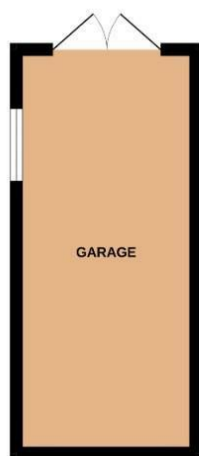
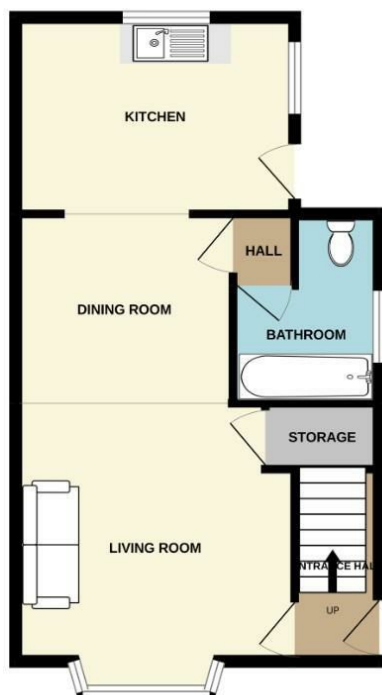








GROUND FLOOR  
615 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.5 sq.m.) approx.  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		
<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.

**THINKING OF SELLING?** 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.

## Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 if you wish to arrange a viewing appointment for this property or require further information.

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