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45 Queens Road, Bishopsworth, Bristol, BS13 8LF

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£200,000

NO ONWARD CHAIN Situated in the popular area of Queens Road in Bishopsworth, Bristol, this delightful two-bedroom terraced cottage presents an excellent opportunity for both first-time buyers and investors. The property boasts a warm and inviting atmosphere, making it an ideal starter home or a promising addition to your investment portfolio.

As you enter, you will appreciate the character and potential this cottage offers. The two well-proportioned bedrooms provide ample space for relaxation and rest, while the cosy living areas invite you to unwind after a long day. The property also features off-street parking for multiple cars, a valuable asset ensuring convenience for you and your guests.

One of the standout features of this home is the absence of an onward chain, allowing for a smooth and efficient purchase process. This means you can move in without the usual delays, making it even more appealing.

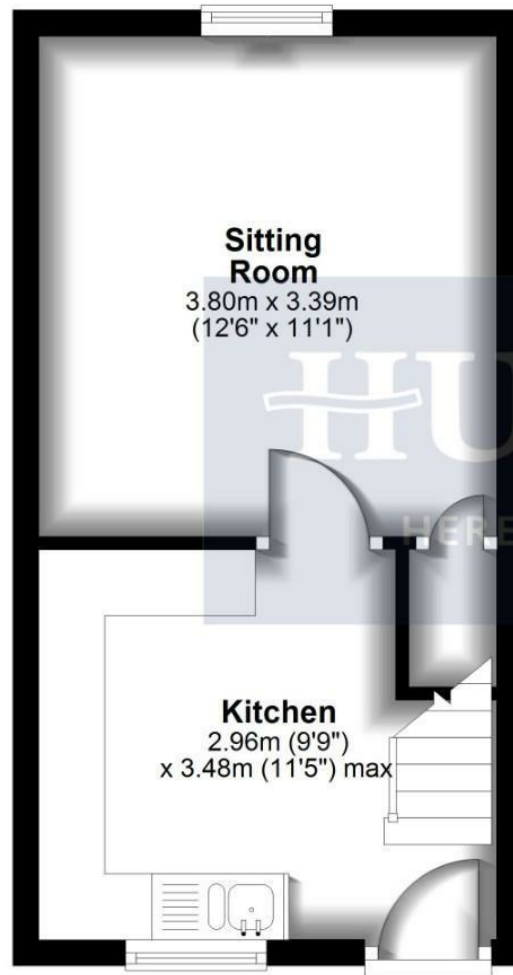
The cottage presents exciting potential for improvement, allowing you to personalise the space to suit your tastes and lifestyle. Whether you envision modernising the interiors or enhancing the outdoor areas, the possibilities are endless.

In summary, this two-bedroom terraced cottage on Queens Road is a rare find, combining charm, convenience, and potential in one attractive package. Do not miss the chance to make this lovely property your own.

Hunters Bishopsworth 25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441
bishopsworth@hunters.com | www.hunters.com

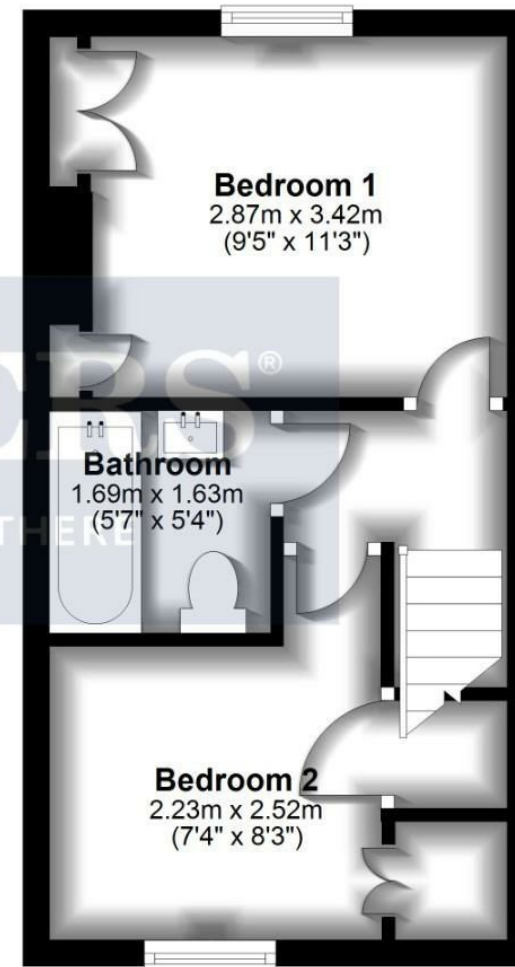
Ground Floor

Approx. 23.5 sq. metres (253.3 sq. feet)



First Floor

Approx. 24.0 sq. metres (258.6 sq. feet)



Total area: approx. 47.6 sq. metres (511.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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

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<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 (1-20) G <i>Not energy efficient - higher running costs</i>	52	96
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.





