

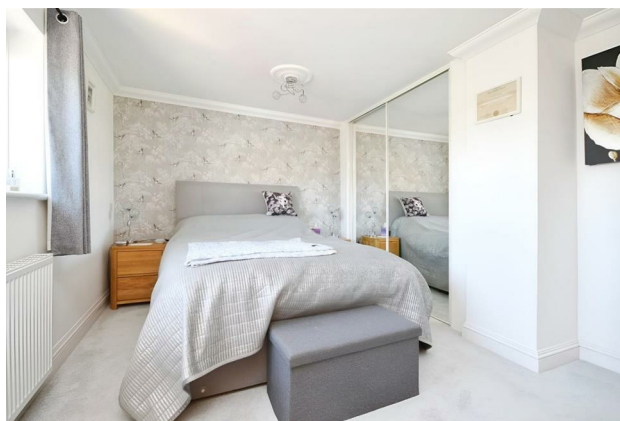
# HUNTERS®

HERE TO GET *you* THERE

**7 Withywood Gardens, Bristol, BS13 9AU**

**£265,000**

**Property Images**

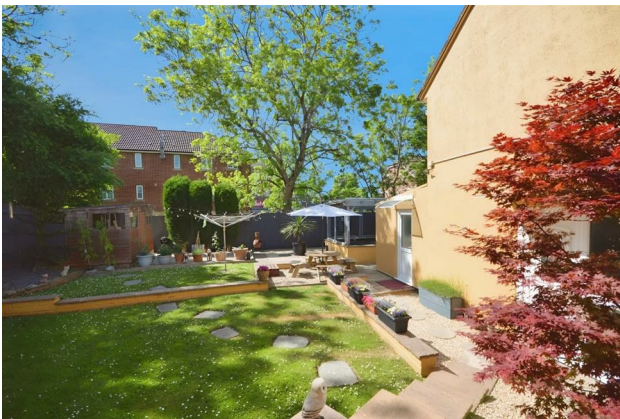




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## Property Images



# HUNTERS®

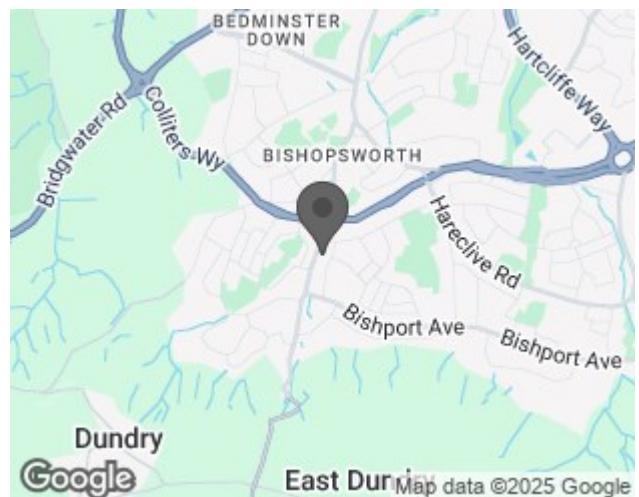
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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - End Terrace Beds: 2 Bathrooms: 1 Reception: 2  
Tenure: Freehold

On offer for purchase is this charming extended end of terrace house, in good condition. This property is an excellent opportunity for first-time buyers.

The house consists of two reception rooms, offering ample space to relax and entertain. Reception room one is light and airy, positioned to the front of the house, allowing for a flood of natural light during the day. Reception room two doubles as a dining room, with convenient access to the garden, perfect for alfresco dining and summer barbecues.

The property's kitchen is well lit with natural light and perfectly situated with an opening through to the dining room. This feature ensures a smooth interaction between these two spaces, enhancing the home's overall flow.

Two spacious double bedrooms complete the housing plan. Both bedrooms come equipped with built-in wardrobes, providing ample storage space and maintaining the rooms' neat appearance. The property also comprises a modern shower room.

Unique to this property is its generous side and rear gardens, offering plenty of room for outdoor activities. The house also includes a driveway to the front providing off street parking.

Located with easy access to public transport links, nearby schools, and local amenities, the property's location provides an excellent blend of convenience and lifestyle.

In all, this end of terrace house presents a fantastic opportunity to acquire a home that offers comfort and convenience. Call today to arrange a viewing appointment!

## Features

• End of Terrace Home • Extended • Two Bedrooms • Lounge • Kitchen • Dining Room • Modern Shower Room • Generous Side & Rear Garden • Off Street Parking • Call today to view!