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17 Bearbridge Road, Bristol, BS13 8SE

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Asking Price £325,000

Presenting a fantastic semi-detached house in immaculate condition, listed for sale. This property showcases an impressive array of features that will make it an ideal purchase for first-time buyers or families seeking a comfortable and convenient living space.

As you enter, a welcoming porch leads you to an entrance hallway that opens to a spacious and inviting open-plan living space. This generous layout incorporates a kitchen area, a lounge area and a dining area, complemented by patio doors that lead to an enclosed rear garden.

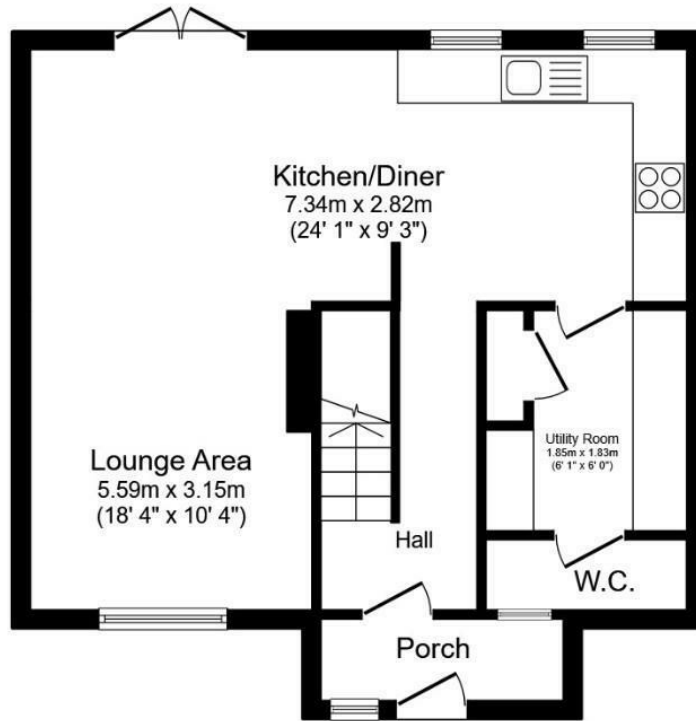
The house boasts a modern kitchen equipped with all necessary amenities. The kitchen further benefits from an adjoining utility room that offers additional storage and space for an American-style fridge freezer, adding to the overall convenience. A handy downstairs w/c is also accessible from this area.

The property accommodates three bedrooms on the upper floor. Two of these are double bedrooms, while the third is a single room. The house also features a well-maintained bathroom complete with heated floors and a heated towel rail for your comfort.

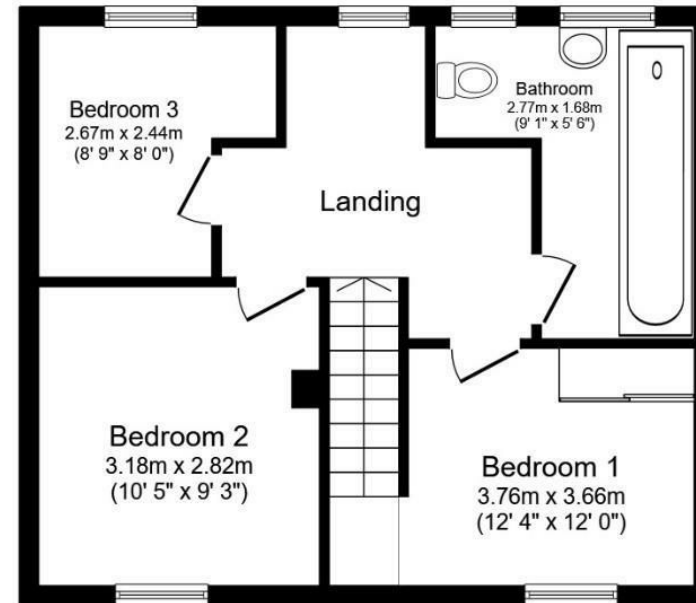
One of the major highlights of this property is the abundant parking space it offers. The driveway at the front can accommodate at least three vehicles, and a single garage to the rear is accessible via the garden and rear of the property.

Situated in a location with excellent public transport links, nearby schools, and local amenities, this house offers a perfect blend of comfort, convenience, and functionality. Don't miss this fantastic opportunity to own a delightful home!

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Ground Floor
Floor area 48.8 m² (525 sq.ft.)



First Floor
Floor area 46.0 m² (496 sq.ft.)

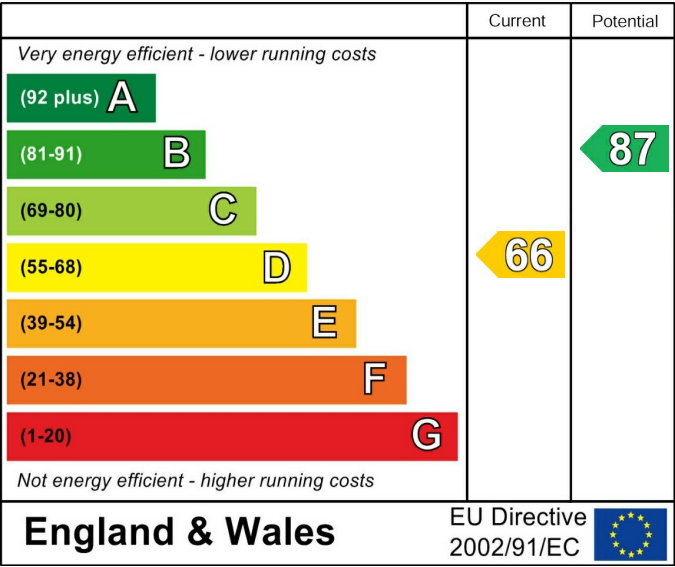
TOTAL: 94.8 m² (1,021 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(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



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.

