



HUNTERS
FOR SALE

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527 Bishport Avenue, Bristol, BS13 9LW

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£300,000

This beautifully presented and well-maintained three-bedroom semi-detached home is ready to move straight into. Offering bright living spaces, a modern finish, and a lovely garden, it's a fantastic choice for families or first-time buyers.

The ground floor features a welcoming lounge filled with natural light, a separate kitchen and a spacious conservatory providing the perfect additional dining or family area. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

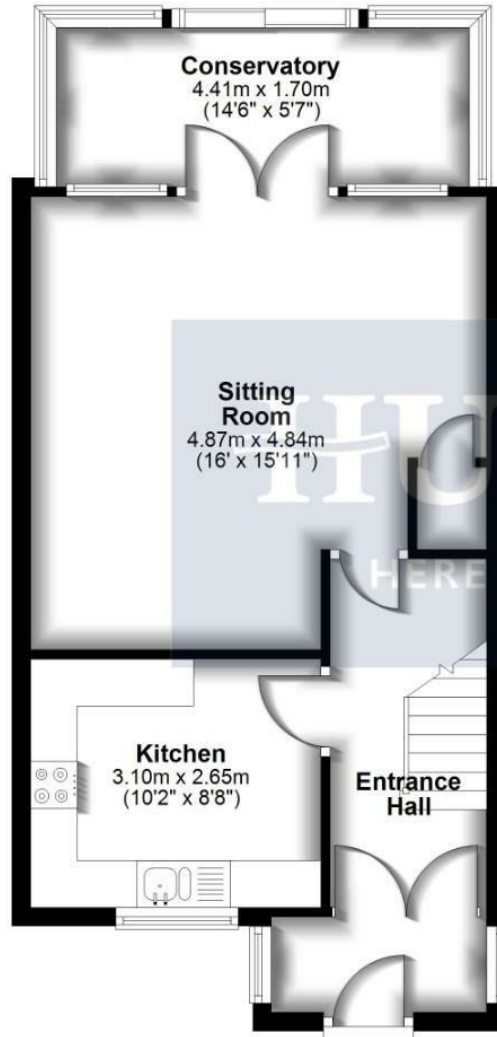
Outside, you'll find a private rear garden ideal for relaxing or entertaining, plus a driveway and attached garage offering parking and storage.

Perfectly positioned in a popular BS13 location, the home is close to local schools, shops, green spaces and enjoys convenient transport links into the city centre.

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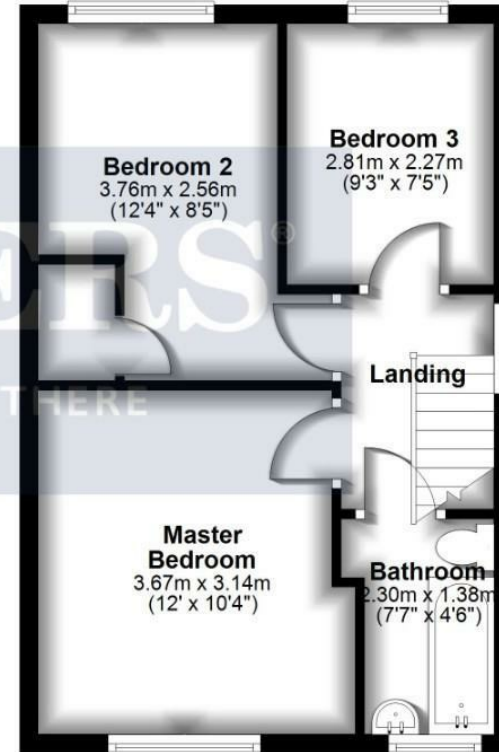
Ground Floor

Approx. 46.6 sq. metres (501.5 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.1 sq. feet)

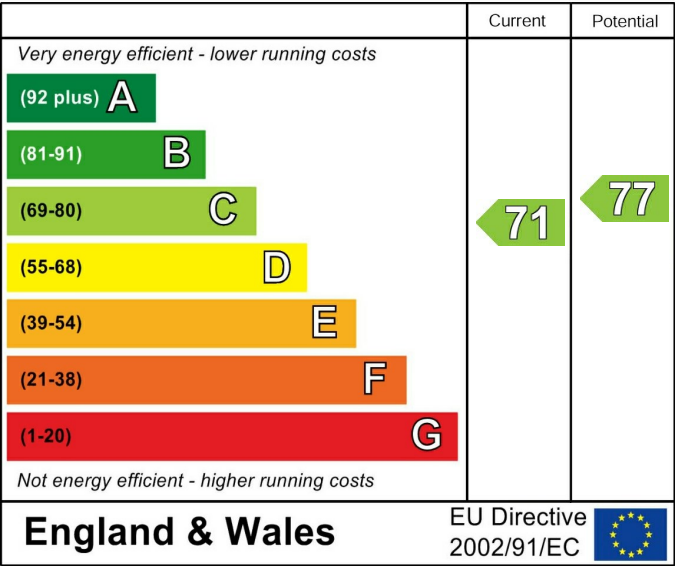


Total area: approx. 83.6 sq. metres (899.7 sq. feet)

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		
	71	77
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	

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.







