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12 Grange Road, Bishopsworth, Bristol, BS13 8LD

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Asking Price £340,000

We are delighted to present this semi-detached property, currently listed for sale. This exceptional home boasts three reception rooms, three bedrooms, and a single bathroom. The property is ideally situated with easy access to public transport links, local schools, and other amenities, making it perfect for first-time buyers and families alike.

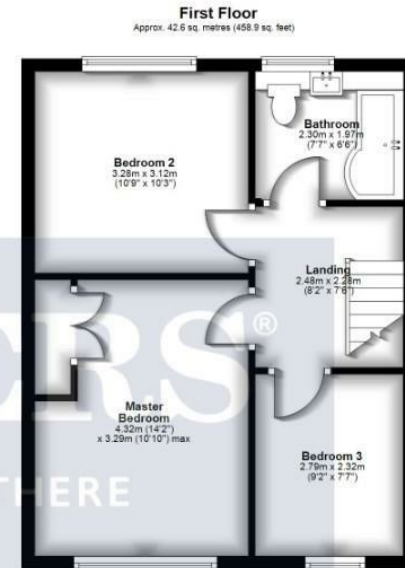
The home features a large driveway suitable for several vehicles, a garage, and an enclosed rear garden, adding to its unique charm. The house benefits from a well-appointed kitchen with side door access to the garden.

The reception rooms are a standout feature of this property. The first is a light and airy lounge which opens through to the dining room. The second reception room functions as a dining room with the added advantage of a door offering access to another reception room. The third reception room is currently used as a snug room, it could be used as a utility room and it also provides access to the garden.

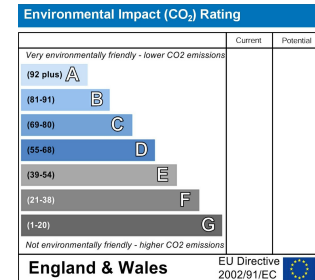
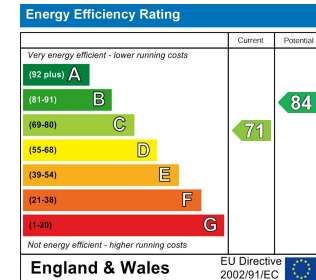
The property offers three bedrooms - two of which are spacious double rooms, with the master bedroom featuring a cupboard with boiler located inside. The third bedroom is a comfortable single room. The bathroom is well-equipped with a heated towel rail.

Don't miss out on this opportunity. Contact us today to arrange a viewing!


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



Total area: approx. 109.4 sq. metres (1177.1 sq. feet)



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.





