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HERE TO GET *you* THERE

9 Sheepscroft, Bristol, BS13 9BA

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£240,000

Introducing to the market this two-bedroom, end-of-terrace home, ideally situated in the sought-after area of South Bristol. This property offers an excellent opportunity for first-time buyers, small families, or those looking to downsize, with a well-balanced combination of indoor and outdoor space.

On the ground floor, you are welcomed by a bright entrance hall leading to a cosy lounge, perfect for relaxing or entertaining. The kitchen is well-appointed and leads into a spacious conservatory, which offers additional living space, ideal for dining or as a family room.

Upstairs, the property features two generously sized double bedrooms, providing ample storage and comfortable living space. The family bathroom is also located on this floor and is well-presented with modern fittings.

Externally, the home benefits from a large, private rear garden, offering plenty of space for outdoor activities and gardening. To the front, there is off-street parking available for multiple vehicles, ensuring convenience for homeowners and visitors alike.

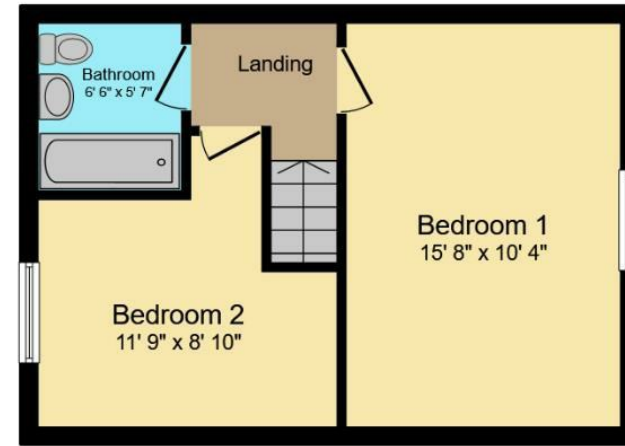
This lovely home is perfectly positioned close to local amenities, schools, and transport links, making it a convenient and attractive option.

Contact us today to arrange a viewing and see all this property has to offer!

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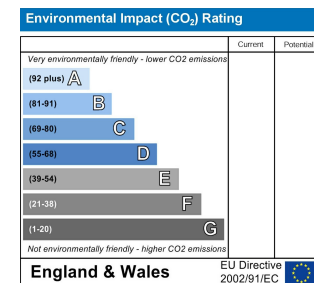
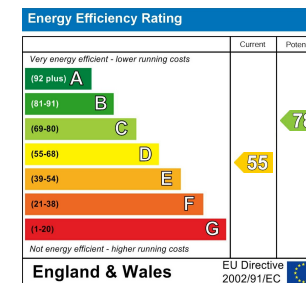


Ground Floor




First Floor

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](http://www.Propertybox.io)



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.



