



HUNTERS®

HERE TO GET *you* THERE

116 Church Road, Bishopsworth, Bristol, BS13 8JY

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Offers In Excess Of £300,000

Delighted to market a charming 3-bedroom Terraced property in the much sought after location. This property is listed for sale and is presented in a good condition overall. The location boasts exceptional public transport links, well-rated nearby schools, and local amenities which add to its appeal for first-time buyers, investors, and families alike.

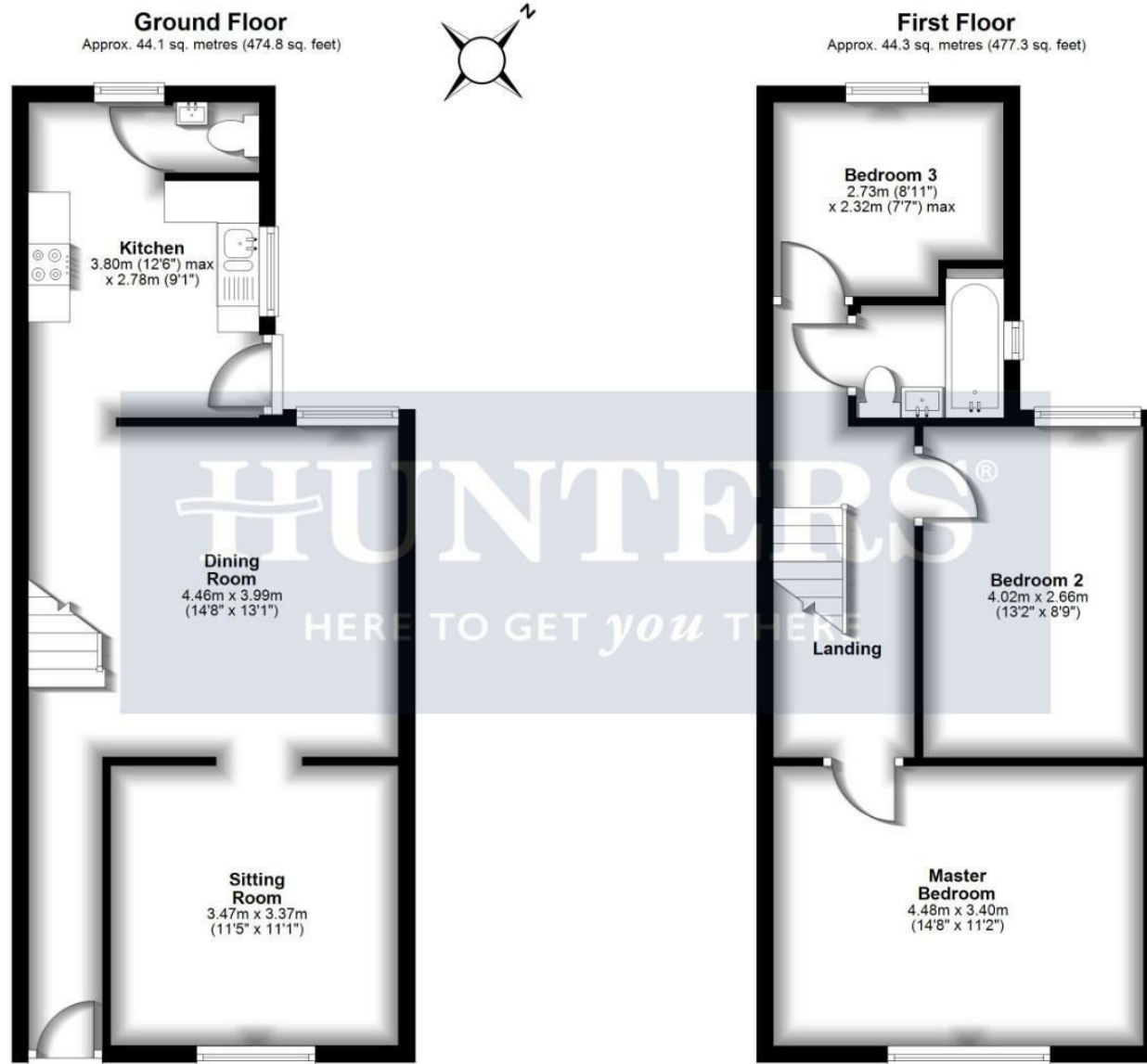
The property comprises two reception rooms. The first, a welcoming dining area, accessed via hallway, provides ample space for entertaining. The second, a light and airy lounge situated to the front, is accessible via the dining room, forming an excellent flow to the layout.

The property showcases a kitchen to the rear, which allows direct access to the garden, enhancing the practical living space. In addition, a handy w/c incorporated into the kitchen layout further boosts its functionality.

The sleeping accommodations are well-planned with three bedrooms. The master bedroom and second bedroom are both good size doubles. A third, single bedroom provides additional flexibility and could work equally well as a study or nursery. Furthermore, the property includes a modern bathroom that completes this layout.

Further benefits include an attractive enclosed rear garden and a convenient garage with full electrical power and back lane access, perfect for those prioritising outdoor space and secure off-street car parking. Whether as a home for your family, a venture for an investor, or a first-time buyer looking for that perfect starter home, this property ticks all the boxes. Call today to arrange a viewing appointment!

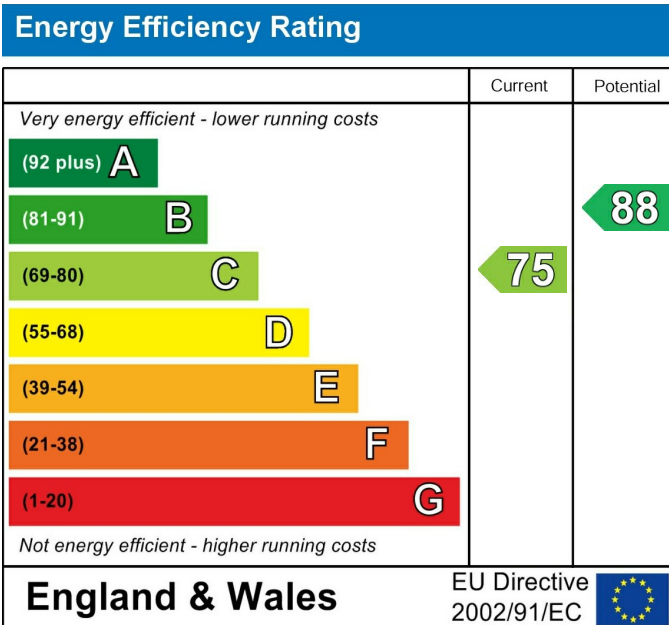
Hunters Bishopsworth 25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441
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Total area: approx. 88.5 sq. metres (952.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		



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.



