



**Huntingham Road, Bristol**  
BS13 8NB

**£300,000**



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**HUNTERS®**  
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# Huntingham Road, Bristol

## DESCRIPTION

Presented in good condition, this well-proportioned semi-detached property is an excellent opportunity for first time buyers, investors, or families seeking a comfortable and versatile home. Ideally situated within easy reach of public transport links, reputable nearby schools, and a wide range of local amenities, convenience is at the forefront of this inviting property's appeal.

Upon entering, you'll find a light and airy lounge/diner, thoughtfully designed with patio doors leading onto the enclosed rear garden – perfect for both relaxing and entertaining guests. The kitchen provides ample storage and preparation space, complemented by a practical utility room just off the kitchen, catering to day-to-day family living.

The accommodation comprises three bedrooms: two generous doubles and a further single room. Adding flexibility, the loft room is currently being used as a bedroom, featuring a Velux window that captures stunning views overlooking Dundry, offering an attractive additional space for a home office or guest room.

The family bathroom is well appointed, benefiting from a bath and a separate shower to suit a variety of needs.

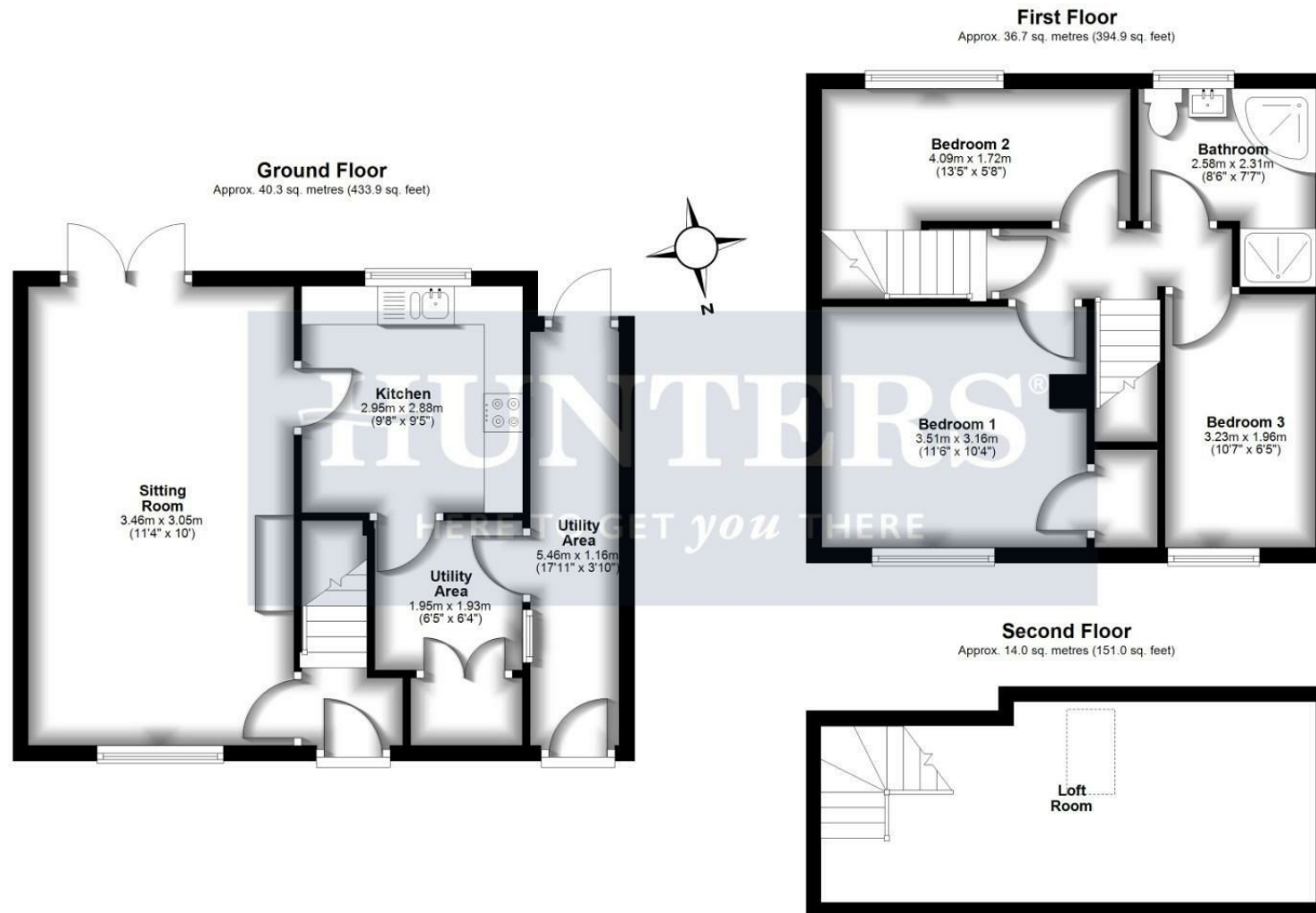
Externally, the property boasts a driveway to the front, providing valuable off street parking. The enclosed rear garden offers privacy and a safe space for children to play or for outdoor gatherings.

This property delivers a harmonious blend of modern living and practical features, presenting an excellent prospect for those seeking a family home in a desirable and well-connected location. Early viewing is highly recommended to appreciate all that this home has to offer.





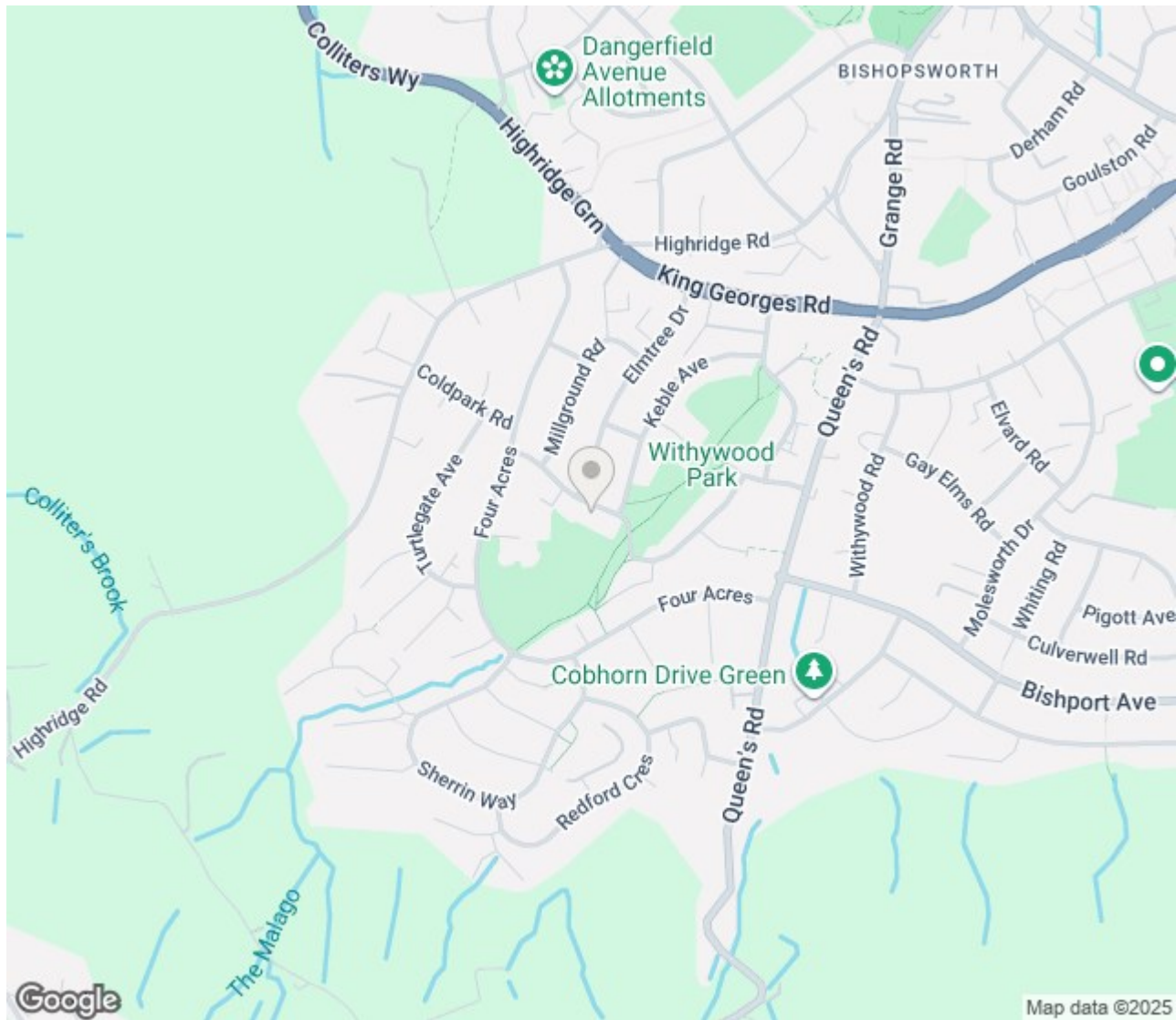




Total area: approx. 91.0 sq. metres (979.9 sq. feet)








## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Thinking of Selling?

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.

**25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441 | [bishopsworth@hunters.com](mailto:bishopsworth@hunters.com)**

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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.