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49 Honey Garston Road, Bristol, BS13 9LT

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Asking Price £250,000

Offered with NO ONWARD CHAIN, this three bedroom mid-terrace property offers a fantastic opportunity for buyers looking to put their own stamp on a home. In need of modernisation, it provides plenty of scope to update and improve to personal taste.

The accommodation includes a spacious lounge with patio doors leading to the rear garden. The kitchen area has potential for reconfiguration to create a modern family hub. Upstairs, you'll find three well proportioned bedrooms and a family bathroom complete with both a bath and a separate standalone shower.

Outside, the property benefits from a driveway to the front, while to the rear is a generous garden with an open aspect, offering plenty of space for entertaining, gardening, or family playtime.

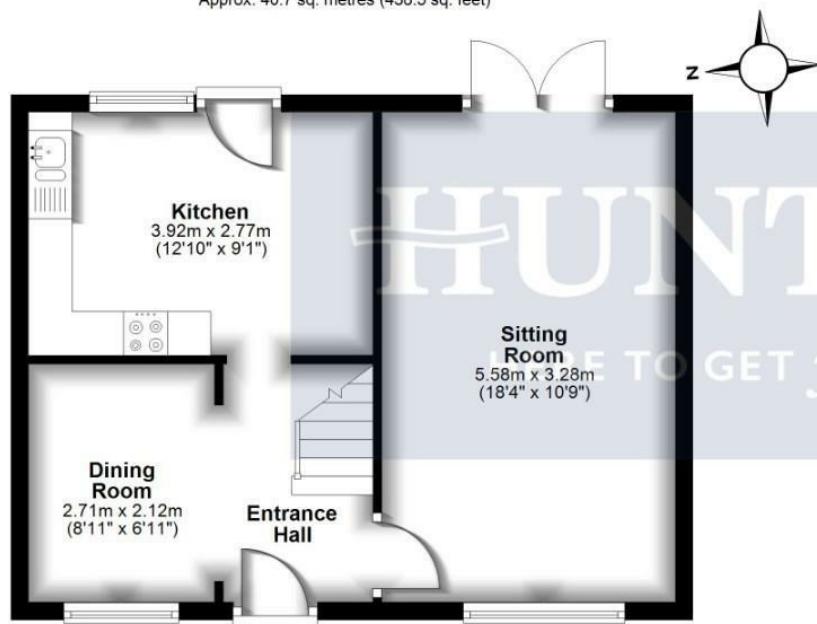
With its excellent potential, driveway parking, and good-sized garden, this property is an ideal purchase for buyers seeking a home they can truly make their own.

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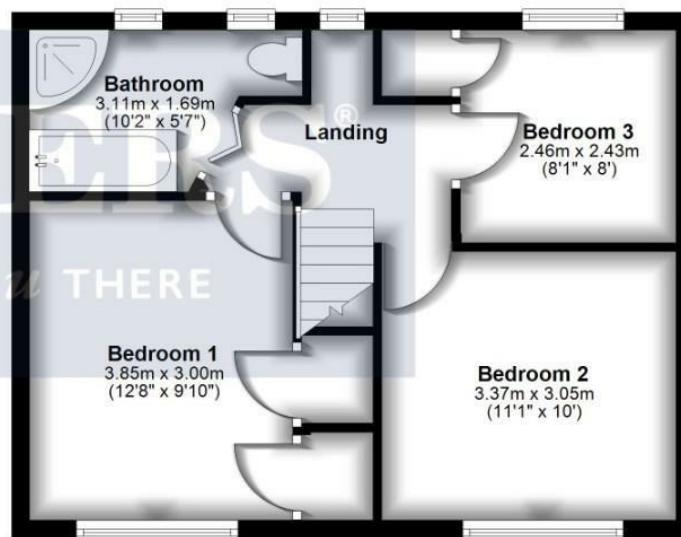
Ground Floor

Approx. 40.7 sq. metres (438.5 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.0 sq. feet)

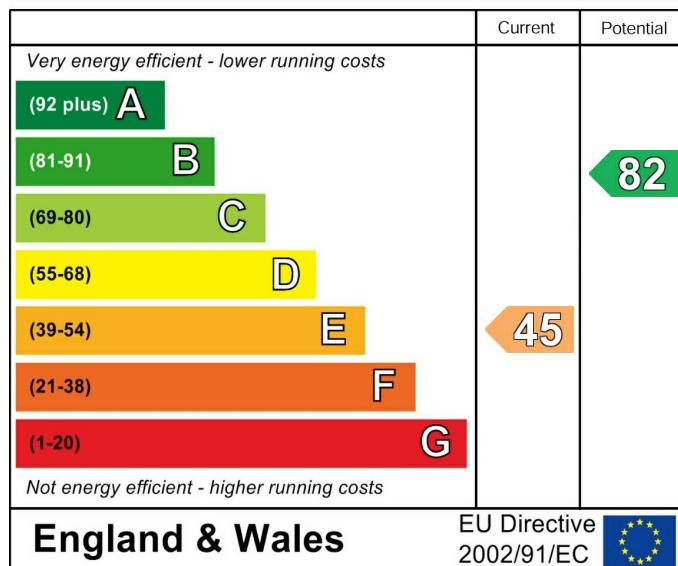


Total area: approx. 82.5 sq. metres (888.5 sq. feet)

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		
EU Directive 2002/91/EC		
England & Wales		

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		
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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.



