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FOR SALE

HUNTERS®  
HERE TO GET *you* THERE

525 Bishport Avenue, Bristol, BS13 9LW

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£280,000

This semi-detached house, currently on the market, presents an excellent opportunity for first-time buyers, families, and investors. While the house is in need of modernisation, it is rich in potential, offering a generous internal layout that includes three bedrooms, a naturally lit kitchen with a breakfast area, two reception rooms, and a bathroom.

The house boasts a master bedroom, a double bedroom and a single bedroom. To complete this first floor layout is a bathroom ready for you to put your stamp on it.

The two reception rooms are both beneficial in their own ways. The first reception room is a light and airy lounge, with direct access to the conservatory. The second reception room, the conservatory leads directly to the rear garden, providing a natural flow of indoor-outdoor living. The kitchen is a bright space, benefitting from natural light and a dedicated breakfast area, located at the front of the property.

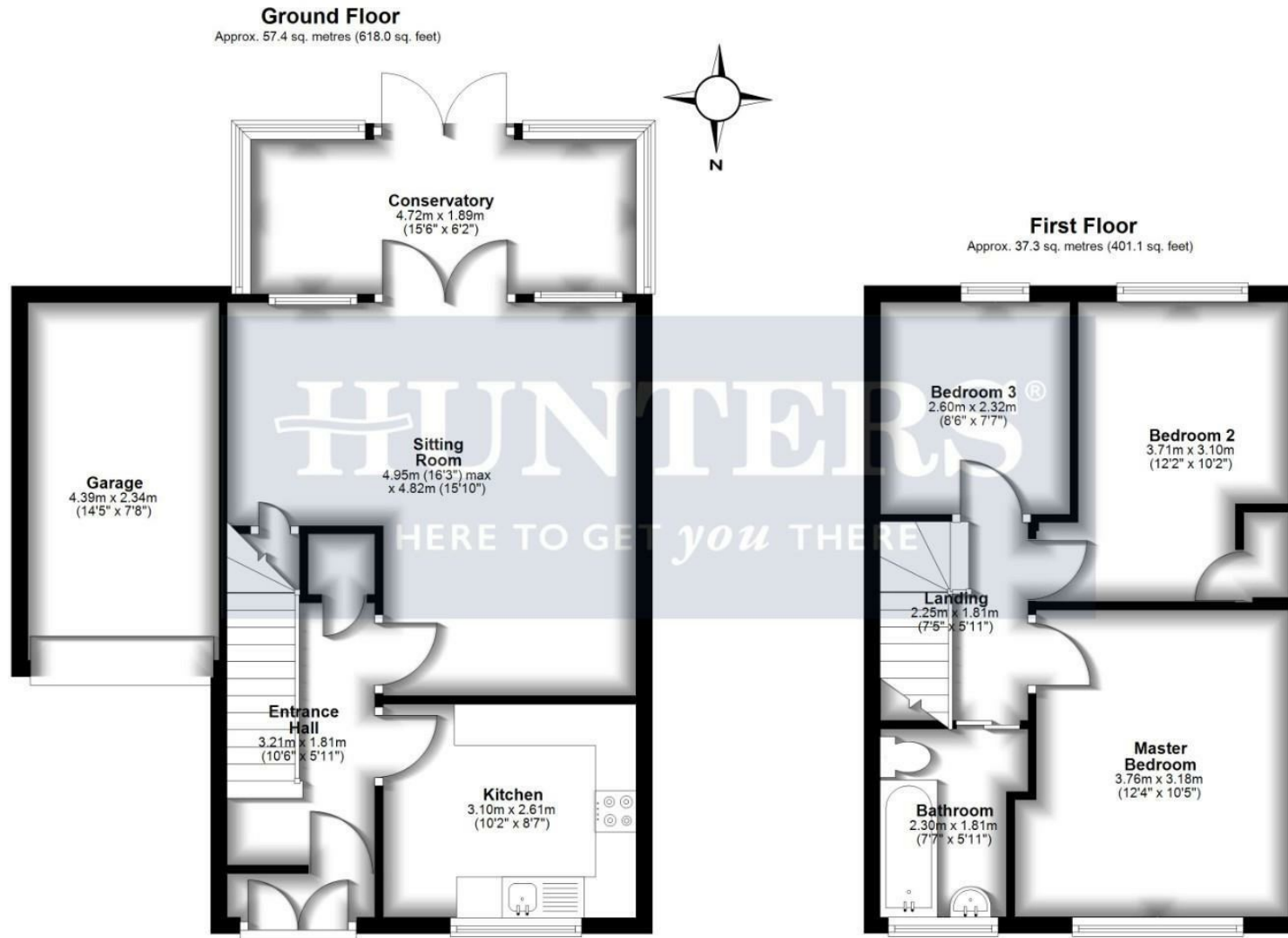
One of the unique features of this property is the generous size south-facing garden, soaking up the best of the sun throughout the day. Additional external features include a driveway for off-street parking and a garage.

Situated in a good location, the house is within easy reach of public transport links, nearby schools, and local amenities, making daily errands and commutes a breeze. To top it all off, this property comes with no onward chain, ensuring a smoother transaction for the potential buyer.

This property truly is a hidden gem, ready to be transformed into a dream home. Call today to arrange a viewing!

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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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>85</b>
	<b>63</b>	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Not energy efficient - higher running costs		
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.



















