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5 Acorn Grove, Highridge, Bristol, BS13 8AW

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Offers In Excess Of £350,000

*** JANUARY SALE *** This beautiful three-bedroom semi-detached property has been fully renovated to a high specification throughout, offering stylish and modern living ready to move straight into.

The home welcomes you via a large enclosed porch, leading into a bright and spacious hallway. At the heart of the property is the impressive open-plan living space, with the lounge featuring bi-fold doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow and an abundance of natural light.

Further benefits include a separate utility room, providing valuable additional storage and practicality.

Externally, the property benefits from a private driveway and has been thoughtfully renovated both inside and out.

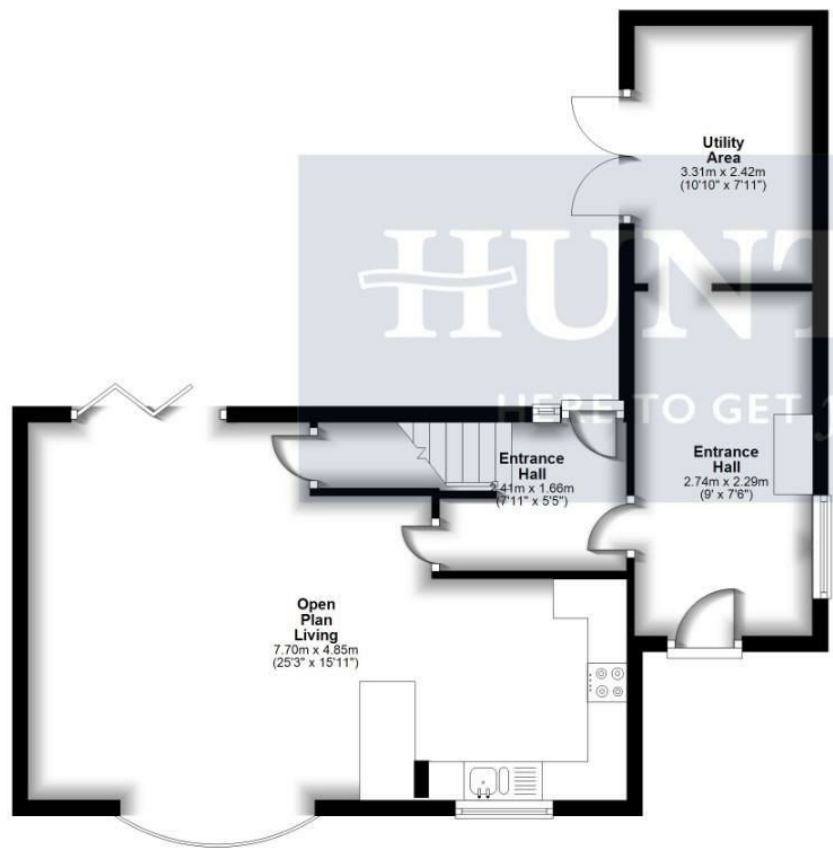
Situated in the popular BS13 area, the home is well placed for excellent transport links and is close to good local schools, making it an ideal choice for families

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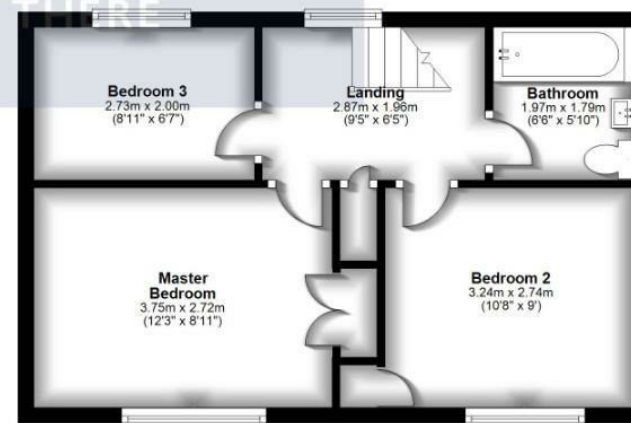
Ground Floor

Approx. 54.3 sq. metres (584.2 sq. feet)



First Floor

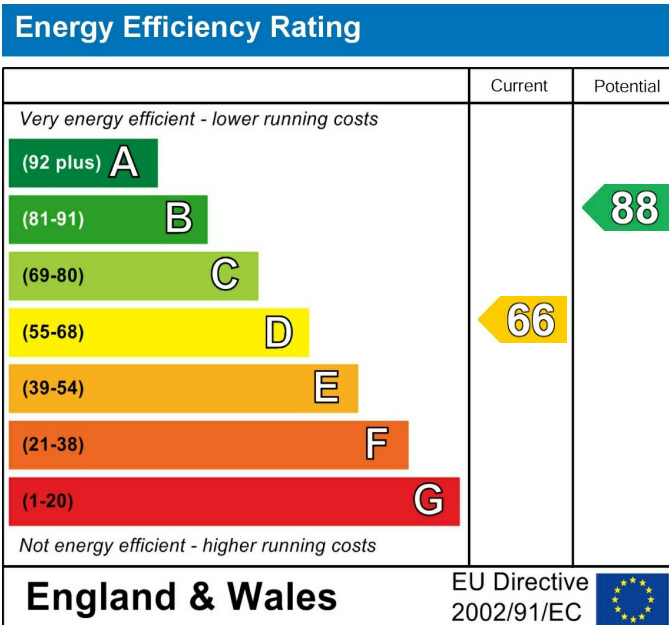
Approx. 36.9 sq. metres (397.6 sq. feet)



Total area: approx. 91.2 sq. metres (981.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		88
(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		
EU Directive 2002/91/EC		
England & Wales		



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.



