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44 Bowring Close, Bristol, BS13 0DQ

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£260,000

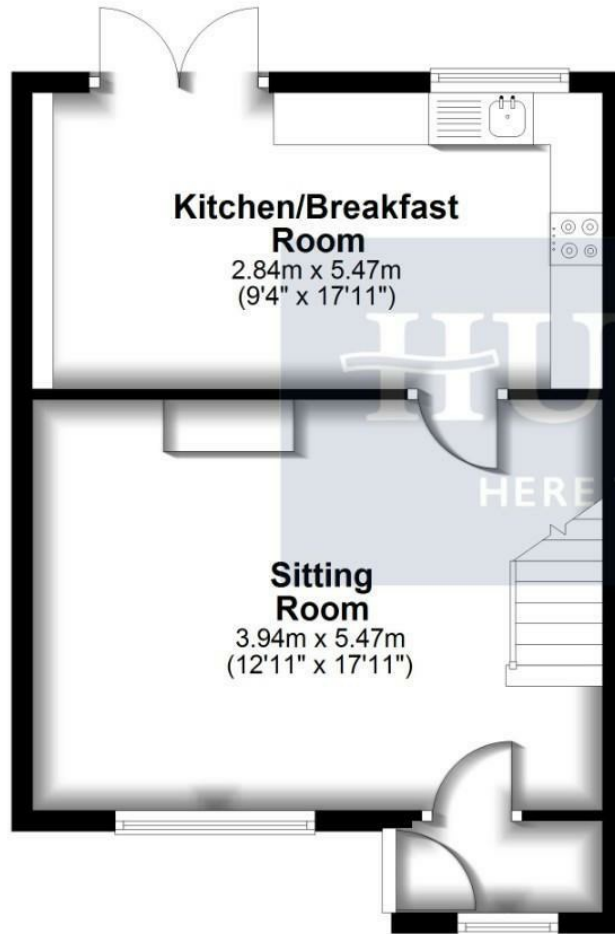
\*\*\* NO ONWARD CHAIN\*\*\* Hunters Estate Agents are please to bring to the market this three bedroom family home in a popular location in South Bristol. This property can be moved straight into and would make the perfect purchase for a first time buyer or investor. Comprising in brief a living room, kitchen/dining room, three bedrooms and shower room. Further benefits include off street parking and a large rear garden. Call today to view!

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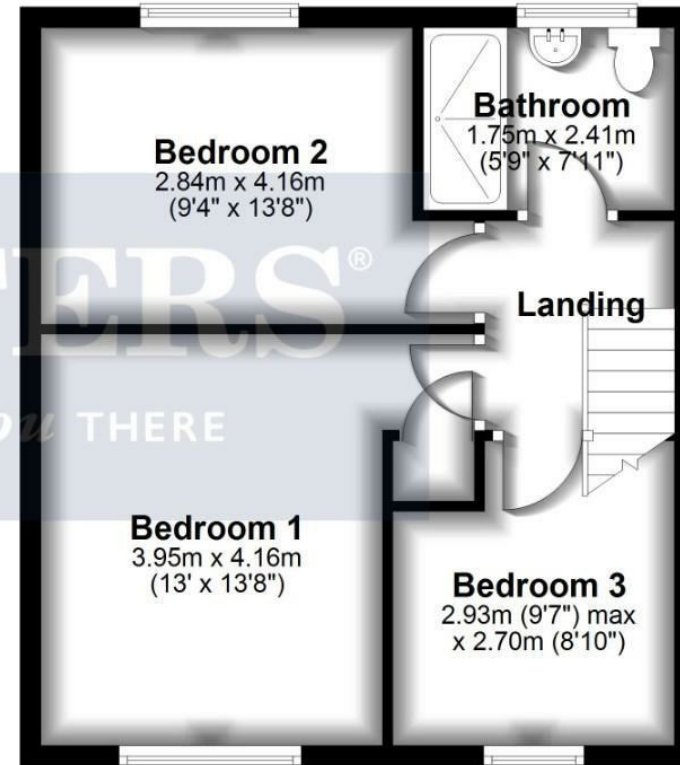
## Ground Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



## First Floor

Approx. 41.8 sq. metres (450.1 sq. feet)



Total area: approx. 81.2 sq. metres (874.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>74</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		
England & Wales EU Directive 2002/91/EC		

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>		<b>87</b>
(69-80) <b>C</b>	<b>73</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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### PORCH

6'2" x 3'3"

Access from the front door into the porch, then access into the living room. Double glazed window to the front.

### LIVING ROOM

13'0" x 11'8"

Access from the porch into the living room. Double glazed window to the front. Feature fireplace. TV point. Stairs providing access from ground floor to first floor.

### KITCHEN DINING ROOM

18'0" x 9'4"

Access from the living room into the kitchen/dining room. Double glazed window to the rear. Patio door leading into the rear garden. Range of wall and base units with roll edge work tops. Inset sink with mixer tap. Oven with gas hob and extractor over. Space and plumbing for washing machine. Space and plumbing for tumble dryer. Space and plumbing for dishwasher. Space for tall standing fridge/freezer.

### LANDING

7'8" x 6'5"

Stairs leading from the ground floor to the first floor. Doors into all upstairs rooms.

### BEDROOM ONE

13'0" x 11'7"

Access from the landing into bedroom one. Double glazed window to the front.

### BEDROOM TWO

11'10" x 9'4"

Access from the landing into bedroom two. Double glazed window to the rear.

### BEDROOM THREE

9'8" x 8'10"

Access from the landing into bedroom three. Double glazed window to the front.

### SHOWER ROOM

7'10" x 5'11"

Access from the landing into the bathroom. Double glazed window to the rear. Walk in shower. Low level W/C. Wash hand basin.


### REAR GARDEN

The rear garden is mostly laid to patio with a few flower beds. Access to outside storage space. Water and power. Fully enclosed.

### FRONT GARDEN

The front of the property is laid to hard standing allowing off-road parking for two vehicles.

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.











