



HUNTERS®
HERE TO GET *you* THERE

1 Headley Court, Bristol, BS13 7PD

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£365,000

OFFERED WITH A COMPLETE CHAIN

Nestled in the cul-de-sac of Headley Court, Bristol, this charming house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The inviting lounge provides a warm welcome, with a separate kitchen area.

One of the standout features of this home is the delightful conservatory, which allows for an abundance of natural light and offers a serene space to enjoy the garden views throughout the seasons. The open aspect enclosed rear garden is perfect for outdoor entertaining or simply unwinding in a peaceful setting.

Additionally, the property boasts a convenient downstairs WC, enhancing the practicality of everyday living. The layout is thoughtfully designed to maximise space and functionality, making it a wonderful choice for anyone looking to settle in a quiet yet accessible area.

Headley Court is not only a peaceful retreat but also offers easy access to local amenities and transport links, ensuring that you are never far from the vibrancy of Bristol. This house is a fantastic opportunity for those seeking a comfortable home in a desirable location. Don't miss the chance to make this lovely property your own.

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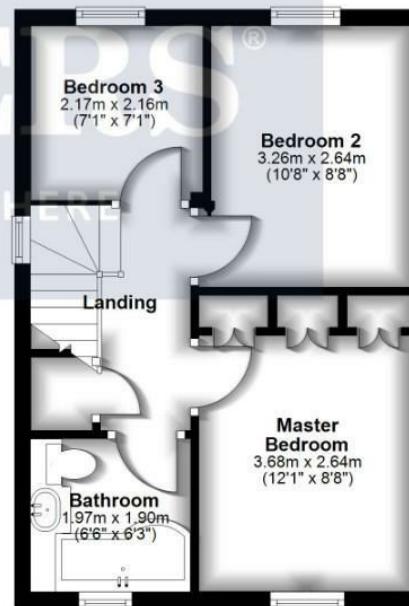
Ground Floor

Approx. 48.9 sq. metres (526.2 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



Total area: approx. 82.2 sq. metres (884.6 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		

England & Wales

EU Directive
2002/91/EC

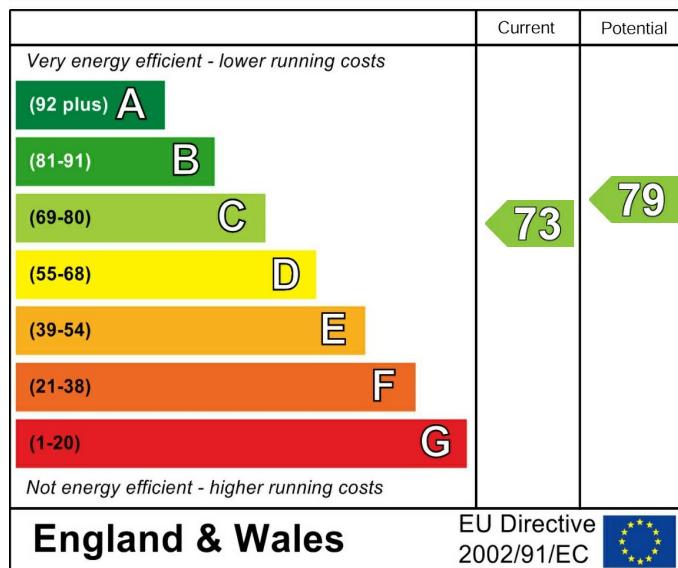
Environmental Impact (CO₂) Rating

	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		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
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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.







