



HUNTERS®

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9 Bowring Close, Bristol, BS13 0DH

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£235,000

Presenting an end of terrace house currently listed for sale. A welcoming property, ideally suited for first-time buyers or families looking for a cosy and comfortable home. The property is desirably located with convenient access to public transport links, local amenities, and nearby schools.

The house features two reception rooms, with the first being a light and airy lounge, perfect for relaxing or entertainment. The second reception room serves as a splendid dining room, which benefits from a garden view.

The property offers a well-appointed kitchen that is bathed in natural light. It offers a comfortable dining space and has been extended to accommodate a kitchen diner. In addition, the kitchen features patio doors that lead to the rear garden, providing a seamless transition between indoor and outdoor spaces.

The house comprises two bedrooms. The master bedroom is large double with built-in wardrobes, while the second bedroom, also featuring built-in wardrobes, is a spacious double room. The property also boasts a bathroom to complete this floor.

One of the unique features of this property is the generous garden. The garden is fully enclosed, providing an ideal space for children to play or for outdoor entertaining. The property also benefits from off-street parking, adding to the convenience of this home.

Furthermore, this property is offered with no onward chain, making it an ideal choice for those looking for a swift and straightforward purchase. Call today to arrange a viewing!

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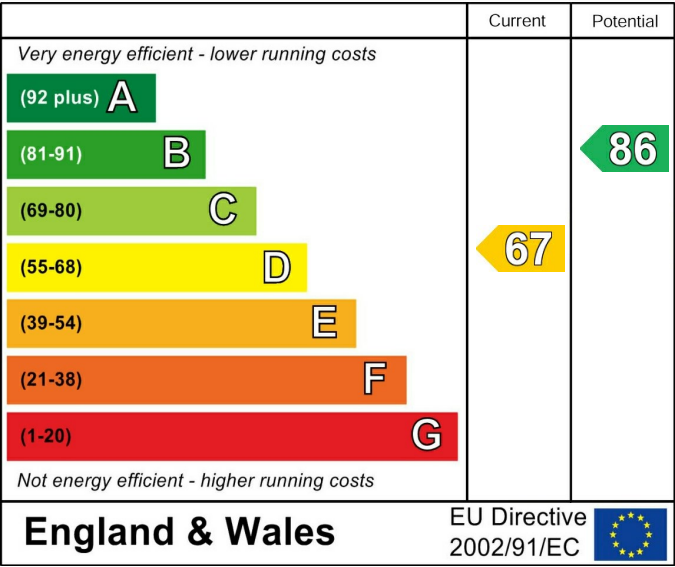


Total area: approx. 85.4 sq. metres (919.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.







