



HUNTERS[®]
HERE TO GET *you* THERE

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Headley Road, Bishopsworth, Bristol, BS13



Offers In Excess Of £370,000

A three bedroom semi-detached property presented in excellent condition throughout. Located just a short walk to local shops, surrounding schools and fantastic transport links, this property would be perfect for a family. The property comprises in brief a living room, dining room, extended kitchen, three bedrooms and a brand new bathroom. Further benefits include a beautifully maintained rear garden, off street parking for three cars and a garage. Call today to view!

Entrance Porch

Access to the property through the front door into the entrance porch. Door leading into hallway.

Hallway

Leading from the entrance porch into the hallway. Stairs leading from the ground floor to the first floor. Under stairs storage cupboard. Access to the living room, dining room and kitchen.

Living Room

13'10" x 13'5"

Leading from the hallway into the living room. Double glazed bay window to the front.

Kitchen

16'6" x 8'0"

Leading from the hallway into the kitchen. Double glazed window to the side and rear. Access to rear garden. The kitchen consists of a sink with drainer and built in dishwasher. Space for fridge/freezer, washing machine and cooker. Matching wall and base units.

Dining Room

11'11" x 11'5"

Leading from the hallway into the dining room. Double glazed patio doors opening to rear garden.

Landing

Stairs leading from the ground floor to the first floor. Double glazed window to the side. Access to the bathroom and all three bedrooms.

Bedroom One

12'5" x 11'5"

Leading from the landing into bedroom one. Double glazed window to the front. Built in cupboard and wardrobe.

Bedroom Two

12'0" x 11'5"

Leading from the landing into bedroom two. Double glazed bay window to the rear. Built in wardrobe.

Bedroom Three

8'3" x 7'0"

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

Bathroom

7'6" x 6'5"

Leading from the landing into the bathroom. The bathroom consists of a W/C, wash basin with vanity unit and bath with shower above and glass shower screen.

Front Garden

Access to the property via gates opening onto driveway. Off street parking for 3 cars. Access to front of property and garage. Plants & shrubs. Side gate with access to rear garden.

Rear Garden

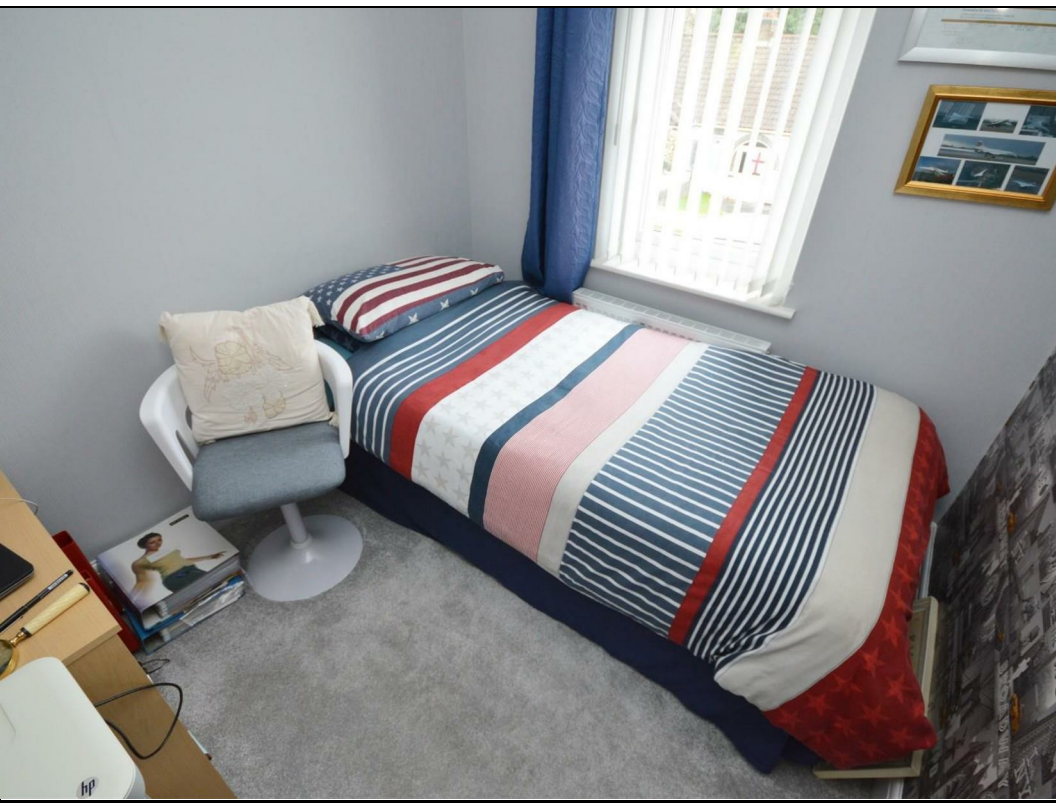
Access to rear garden via the kitchen, dining room or side gate. Patio area. Lawn area with mature shrubs. Decorative stone chippings. Enclosed by hedges and fences. Access to garage.

KEY FEATURES

- Semi-Detached
- Off Street Parking For 3 Cars
 - Garage
- Three Bedrooms
- Well Presented Throughout
- Brand New Bathroom & Boiler
 - Popular Area
- Situated Close To Local Schools & Amenities
 - Two Reception Rooms
 - Call Today To View!







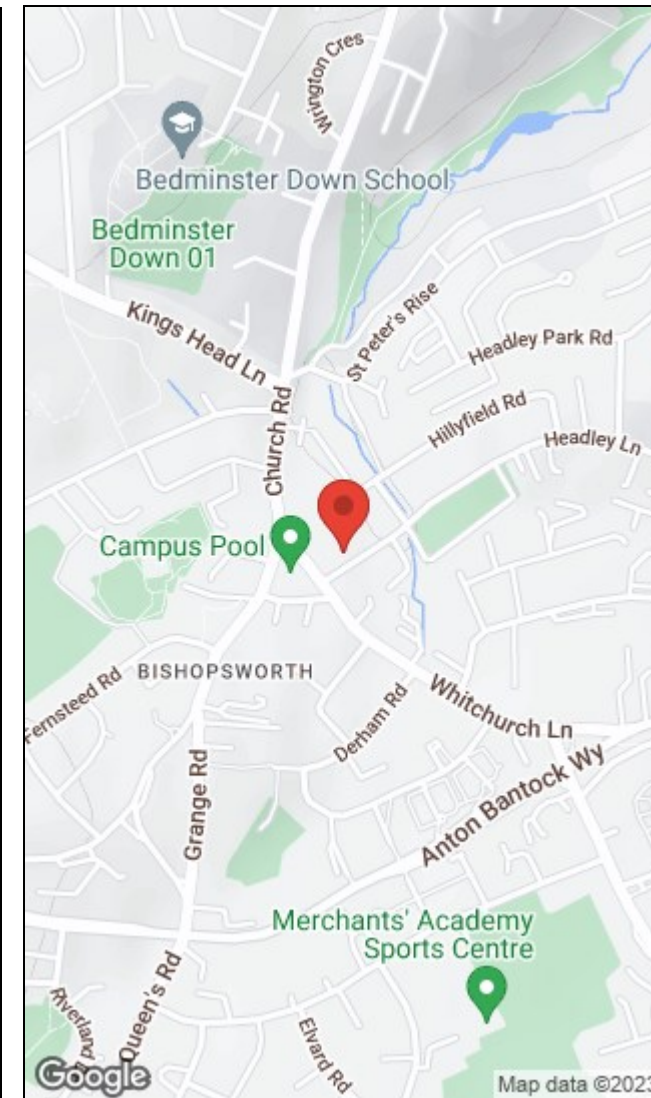
GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.
Made with Metroplex ©2022



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
64	86		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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