



**HUNTERS®**  
HERE TO GET *you* THERE

43 Paybridge Road, Bristol, BS13 8PX

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£270,000

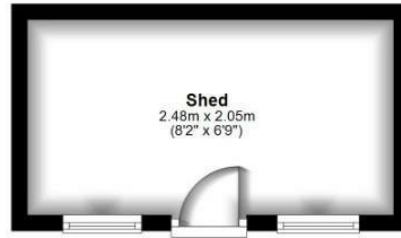
This beautifully presented three-bedroom semi-detached home is offered with NO ONWARD CHAIN. The property is light, modern and ready to move in. With a welcoming entrance hall, the property also offers spacious living areas, and a stylish fitted kitchen with double doors leading out to a lovely rear garden, perfect for relaxing or entertaining.

The garden also benefits from a versatile outbuilding, ideal for use as a home office, gym, or studio. To the front, there's a private driveway providing off-street parking.

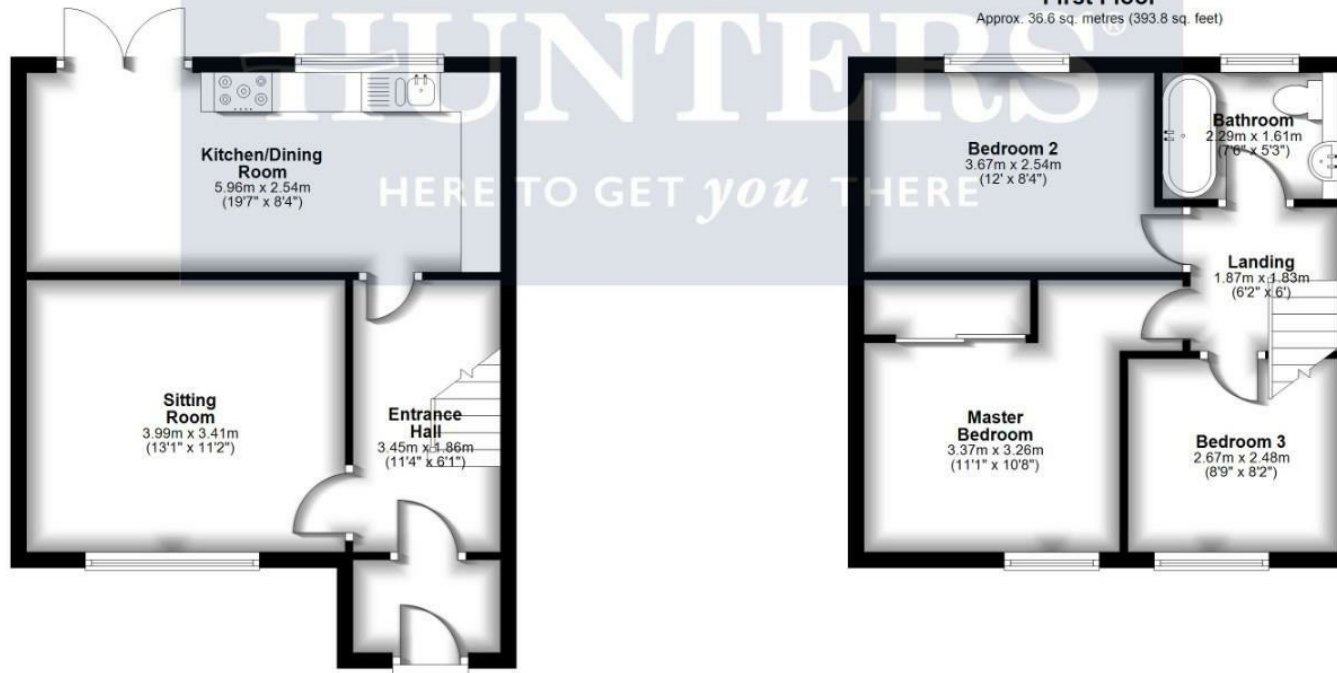
Finished to a high standard throughout, this home is ready to move straight into and is offered with no onward chain, ensuring a smooth and speedy move. Call now to arrange a viewing.

Hunters Bishopsworth 25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441  
bishopsworth@hunters.com | [www.hunters.com](http://www.hunters.com)

**Ground Floor**  
Approx. 45.4 sq. metres (489.1 sq. feet)



**First Floor**  
Approx. 36.6 sq. metres (393.8 sq. feet)

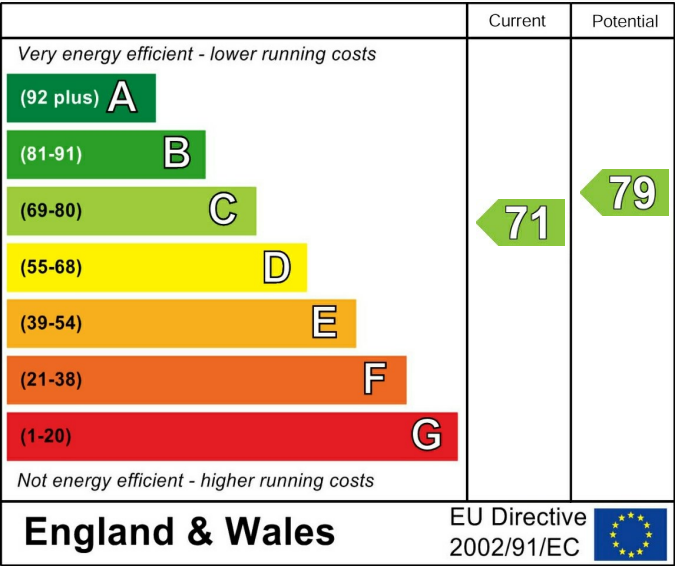


Total area: approx. 82.0 sq. metres (882.9 sq. feet)

| Energy Efficiency Rating                                  |         |           |
|-----------------------------------------------------------|---------|-----------|
|                                                           | Current | Potential |
| Very energy efficient - lower running costs               |         |           |
| (92 plus) <b>A</b>                                        |         |           |
| (81-91) <b>B</b>                                          |         |           |
| (69-80) <b>C</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               |         |           |
|                                                           | 71      | 79        |
| England & Wales<br><small>EU Directive 2002/91/EC</small> |         |           |

| 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>                                                |         |           |
| (69-80) <b>C</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 |         |           |
|                                                                 |         |           |
| England & Wales<br><small>EU Directive 2002/91/EC</small>       |         |           |

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.









