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7 Bird House Lane, Bristol, BS13 0FL

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40% Shared ownership £150,000

A modern, move-in-ready three-bedroom end-of-terrace home, offered on a 40% shared ownership basis and sold with no onward chain, making it an ideal purchase for first-time buyers.

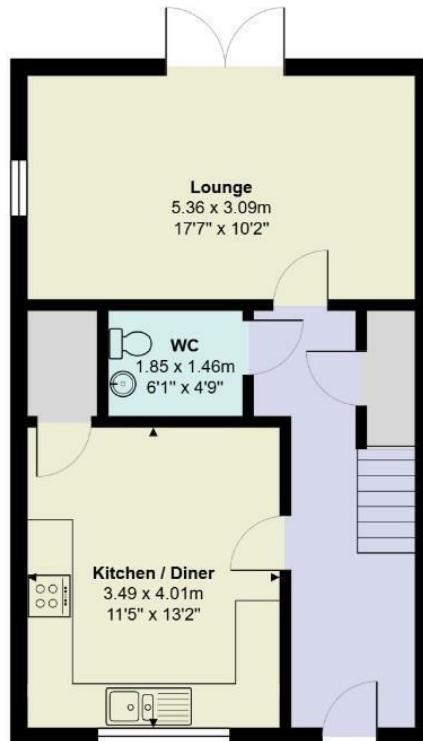
The property benefits from an allocated parking space and is finished in a contemporary style throughout. The ground floor offers a welcoming entrance hall, downstairs WC, a bright and spacious lounge with double doors opening directly onto the rear garden, and a well-appointed kitchen/diner, ideal for modern living and entertaining.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

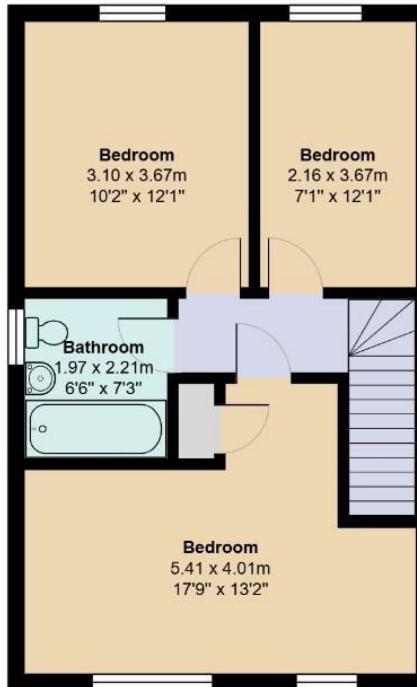
Externally, the rear garden provides a private outdoor space, while the end-of-terrace position offers additional privacy and natural light.

An excellent opportunity to acquire a modern home in great condition with the added advantage of no onward chain

Approximate Gross Internal Area 97.1 sq m / 1046 sq ft
Total Area sq m / sq ft



Ground Floor



First Floor

These floorplans are provided for guidance only and are not to scale. All measurements are approximate. Fixtures, fittings, and layout may differ. No responsibility is taken for any errors or omissions. Purchasers should rely on their own inspections and verification.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

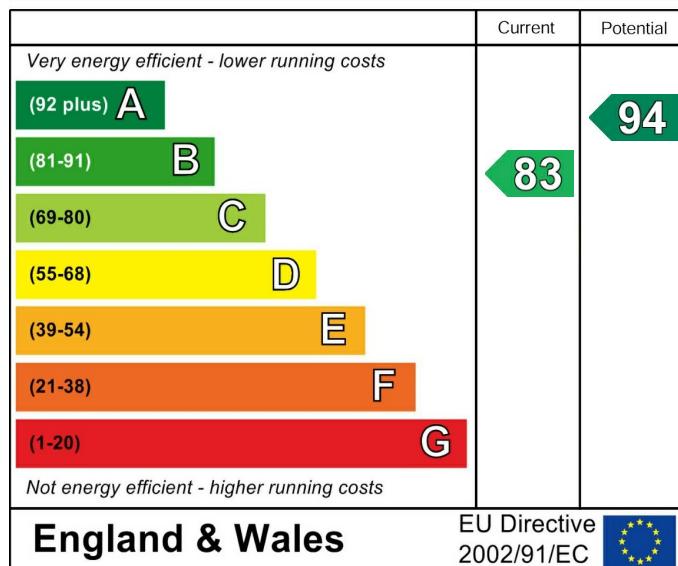
Environmental Impact (CO₂) Rating

	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		

EU Directive 2002/91/EC

England & Wales

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.



