



## Newland Road, Withywood, Bristol, BS13 9DT

- End of Terrace
- Off-Street Parking
- Lounge
- Dining Room
- Contact today to view!
- Three Bedrooms
- Garage
- Kitchen
- Fully boarded loft space.

£274,000

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

# Newland Road, Withywood, Bristol, BS13 9DT

## DESCRIPTION

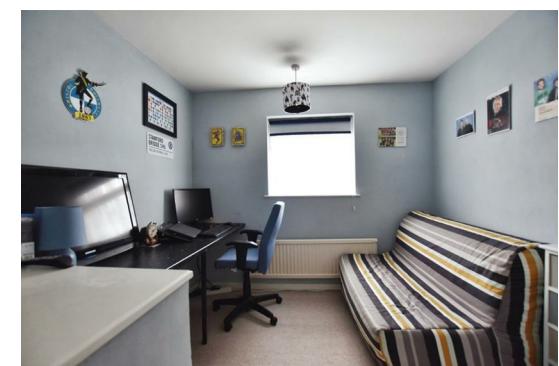
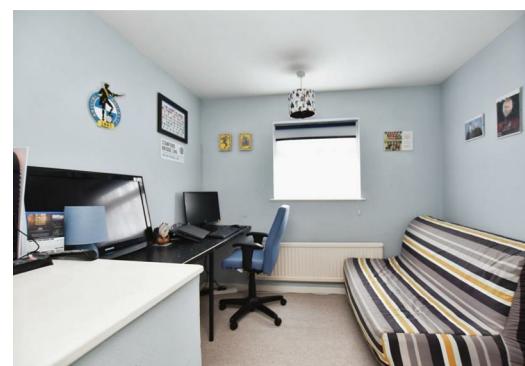
\*\*\* JANUARY SALE \*\*\* We are pleased to present this delightful three-bedroom end-terrace property, ideally located in the sought-after area of South Bristol. This home offers a perfect blend of comfort, practicality, and potential, making it an excellent choice for families, first-time buyers, or anyone looking to establish a home in a convenient and well-connected location.

Upon entering, you are welcomed into the hallway, which leads through to the spacious and light-filled lounge, providing a relaxing space to unwind. The well-equipped kitchen flows seamlessly into the dining room, offering a perfect setting for family meals or entertaining guests. The layout of the ground floor ensures a practical and enjoyable living experience.

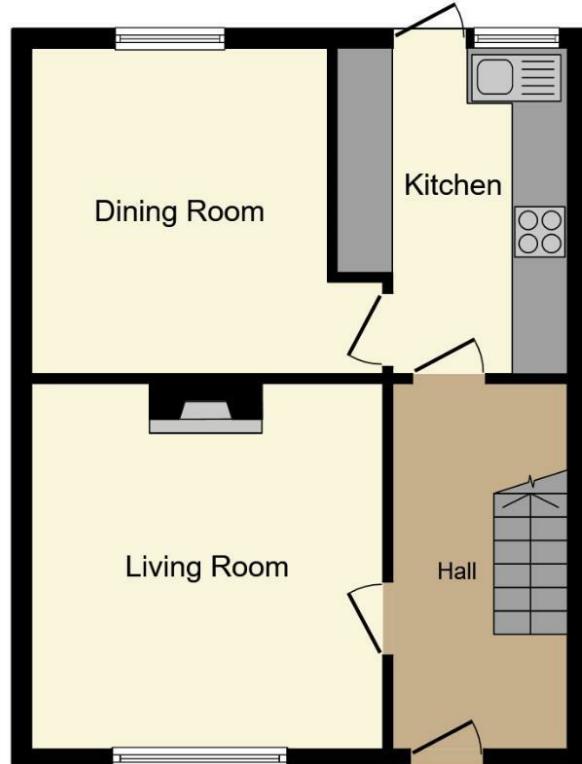
Upstairs, you'll find three generous-sized bedrooms, each providing plenty of natural light and offering flexible space to suit your needs, whether that be for a home office, children's rooms, or a guest bedroom. The family bathroom is also located on this floor, offering a well-maintained and functional space for everyday use.

Externally, the property benefits from a good-sized, enclosed rear garden, ideal for outdoor activities, gardening, or simply enjoying some fresh air. Additionally, there is a garage and driveway, providing ample off-road parking and storage options.

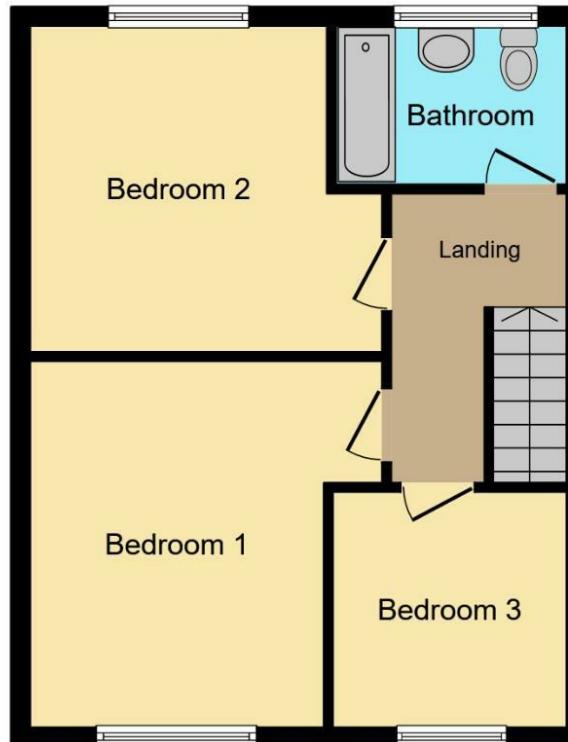
This property offers a fantastic opportunity to create a comfortable family home in a popular and accessible area of South Bristol, with excellent transport links, local amenities, and schools nearby.







Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

#### Viewings

Please contact [bishopsworth@hunters.com](mailto:bishopsworth@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 84        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 56                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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.

**THINKING OF SELLING?** 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.