



HUNTERS®
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31 Newland Walk, Bristol, Bristol, BS13 9DZ

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£300,000

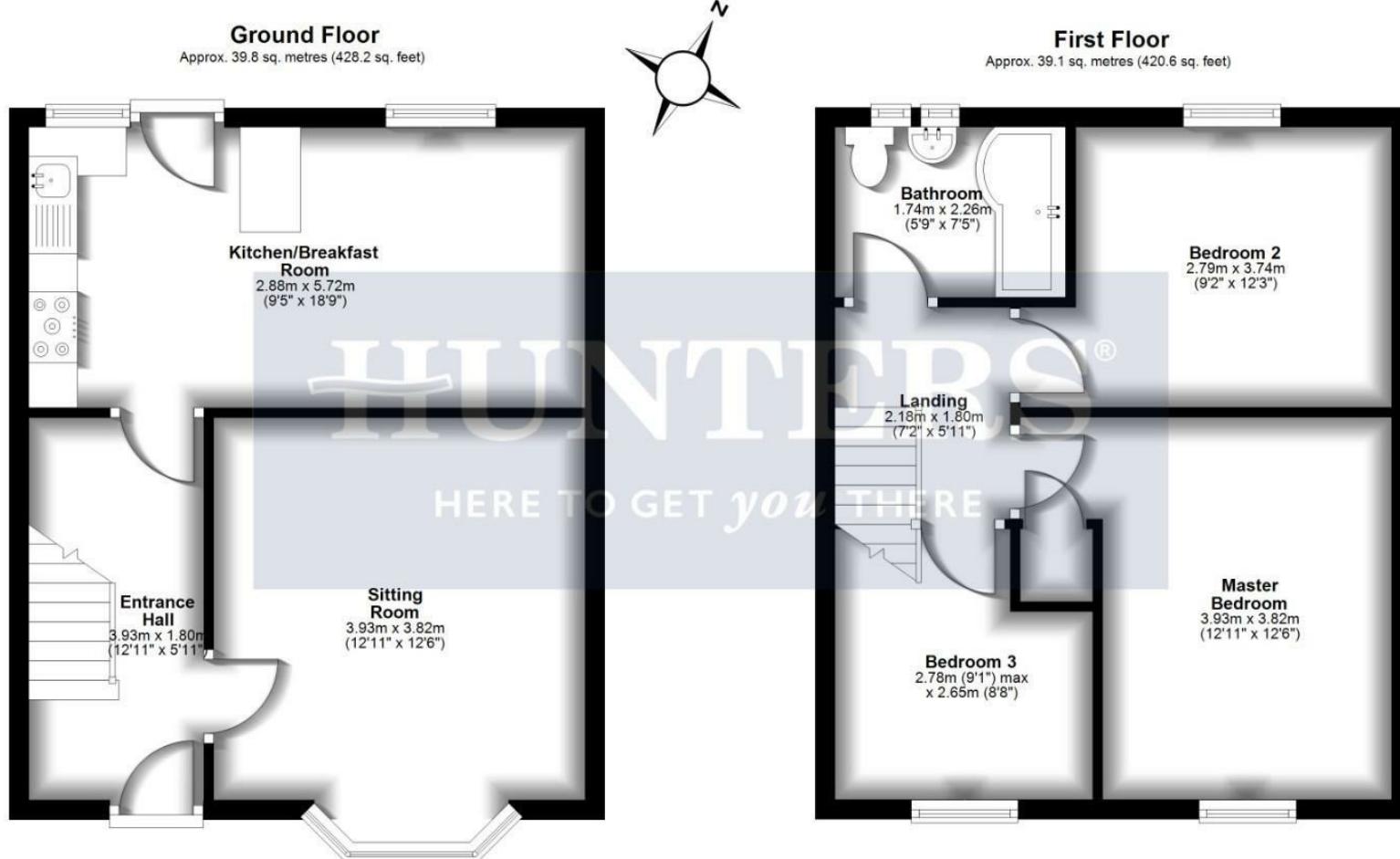
This beautifully presented three-bedroom semi-detached home has been finished to a high standard throughout, offering stylish, comfortable accommodation that is ready to move into.

On the ground floor, the property features a modern kitchen/diner, well designed for everyday living and family use, with doors leading directly onto the rear garden.

Upstairs, there are three well-proportioned bedrooms along with a well-appointed family bathroom, all presented in excellent decorative order and finished with a consistent, tasteful style.

Externally, the property enjoys both front, side and rear gardens, enhancing its kerb appeal, as well as a large driveway offering ample off-street parking. The home is ideally located for well-regarded local schools, transport links, and a range of nearby amenities, making it particularly well suited to families and professionals alike.

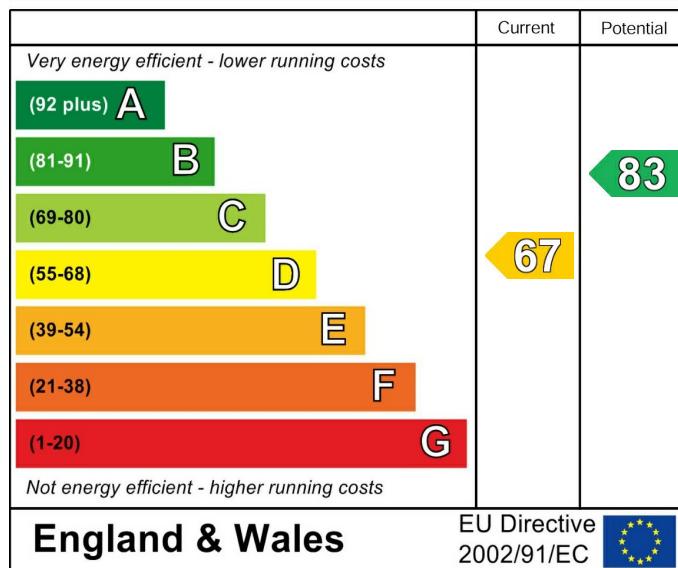
Viewing is highly recommended.



Total area: approx. 78.9 sq. metres (848.8 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B	83	
(69-80)	C		
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(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.

