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48 Totshill Drive, Bristol, BS13 0QX

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Offers In Excess Of £250,000

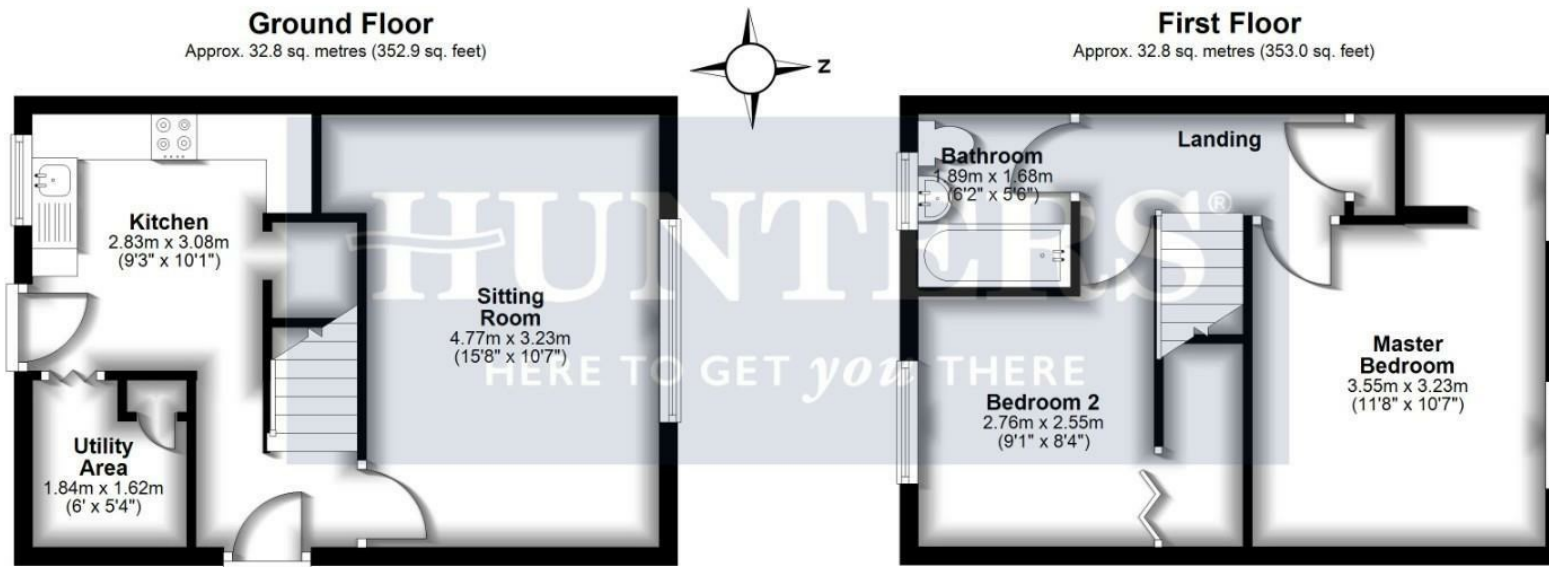
This well-presented two-bedroom end-terrace offers great space, practicality. Ideal for first-time buyers, downsizers, or investors, the property benefits from excellent transport links, schools, local shops and green spaces nearby.

The home features a large driveway, providing generous off-street parking. Inside, the layout includes a useful utility room, adding convenience and extra storage options.

Upstairs, there is a modern family bathroom, along with two good-sized bedrooms.

To the rear, the property boasts a lovely garden—perfect for relaxing, entertaining, or enjoying time outdoors.

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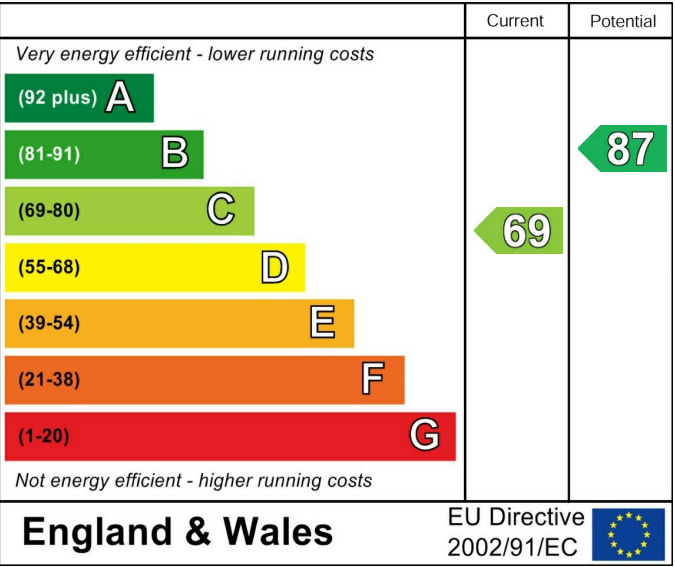


Total area: approx. 65.6 sq. metres (705.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
	69	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) 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.







