

# HUNTERS®

HERE TO GET *you* THERE



## Shortwood Road

Pucklechurch, BS16 9RA

£375,000

3 1 1 A

Council  
Tax Band A



# 7 Shortwood Road

Pucklechurch, BS16 9RA

£375,000



## GROUND FLOOR

### Living Room

18'5" x 11'3" (5.61m x 3.43m)

Windows to side and front elevations. Underfloor heating.

### Kitchen Diner

18'5" x 12'7" (5.61m x 3.84m)

Range of wall and base units, integrated appliances include oven, hob, extractor, fridge freezer, and dishwasher. Space and plumbing for washing machine. Doors leading to rear garden. Window to front elevation. Storage cupboard. Stairs leading to first floor. Door leading to cloakroom.

### Cloakroom

Low level W/C and wash hand basin

## FIRST FLOOR

### Landing

Stairs leading from ground floor to bedrooms and bathroom. Loft access.

### Bedroom One

18'5" x 11'3" (5.61m x 3.43m)

Velux windows to front and rear. Storage cupboard. Radiator.

### Bedroom Two

11'4" x 9'9" (3.45m x 2.97m)

Velux windows to front. Radiator.

### Bedroom Three

11'4" x 8'4" (3.45m x 2.54m)

Velux window to rear. Radiator.

### Bathroom

7'2" x 5'6" (2.18m x 1.68m)

Bath, shower cubicle, low level W/C, wash hand basin.

## OUTSIDE

### Rear Garden

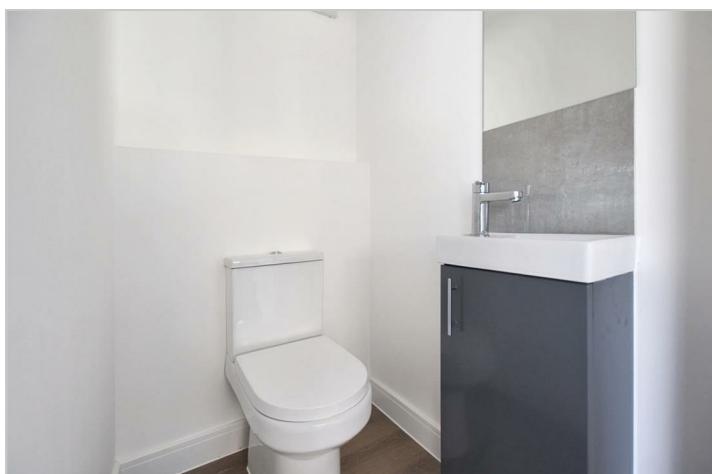
Patio and lawned area. Gated access to off-street parking.

### Off-Street Parking

Parking for two cars. Electric charging point.

### A-RATED HOME

An EPC A-rated home is highly energy-efficient, resulting in lower energy bills, reduced carbon emissions, and enhanced comfort due to superior insulation and advanced systems. These homes often have higher market value and may qualify for government incentives, making them financially appealing. Additionally, they are future-proofed against stricter energy regulations and offer health benefits by improving indoor air quality and reducing the risk of damp and mould.



## Road Map



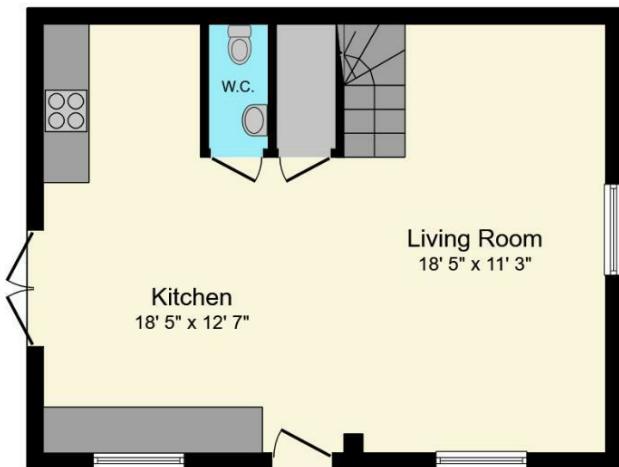
## Hybrid Map



## Terrain Map

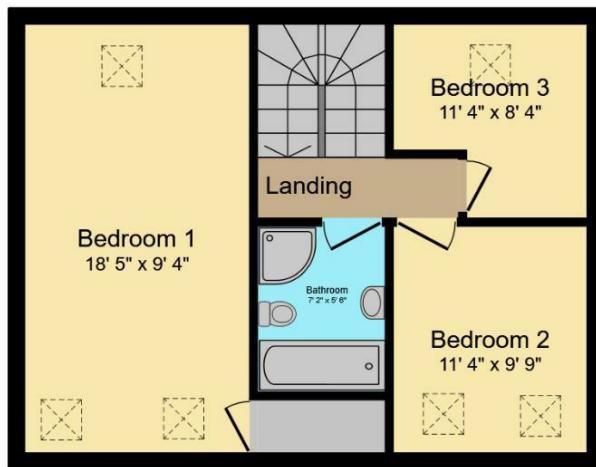


## Floor Plan



Ground Floor

500 (ft<sup>2</sup>)



First Floor

500 (ft<sup>2</sup>)

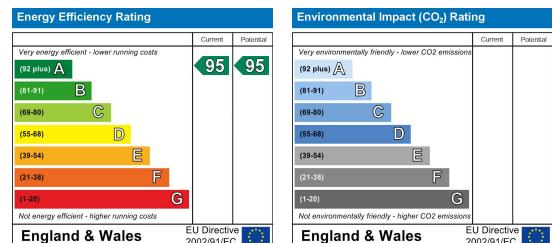
**TOTAL: 1,000 (ft<sup>2</sup>)**

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)

## Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.