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156 Bishopsworth Road, Bristol, BS13 7LJ

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**Guide Price £199,999**

A newly refurbished, open plan, ground floor apartment. This property is located in a popular part of Bedminster Down, South Bristol and is located close to shops and amenities. Comprising in brief an open plan living room/kitchen, bedroom and bathroom. Further benefits include off road parking and a private garden. Being sold with No Onward Chain! CALL TODAY TO VIEW!

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# Ground Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 43.3 sq. metres (466.1 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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**Entrance Hall**

Access from the side of the property leading into the entrance hall. Access to storage cupboard. Doors providing access into the bathroom and the open plan living/kitchen area.

**Open Plan Living/Kitchen**

21'5" x 10'10"  
Access from the entrance hall leading into the open plan living/kitchen area. Range of wall and base units with roll edge work tops. Electric oven with electric hob. Inset sink with mixer tap. Double glazed windows to the rear. Door providing access into your own private enclosed rear garden.

**Bedroom**

11'0" x 10'7"  
Access from the open plan living/kitchen area leading into the bedroom. Double glazed window to the front.

**Bathroom**

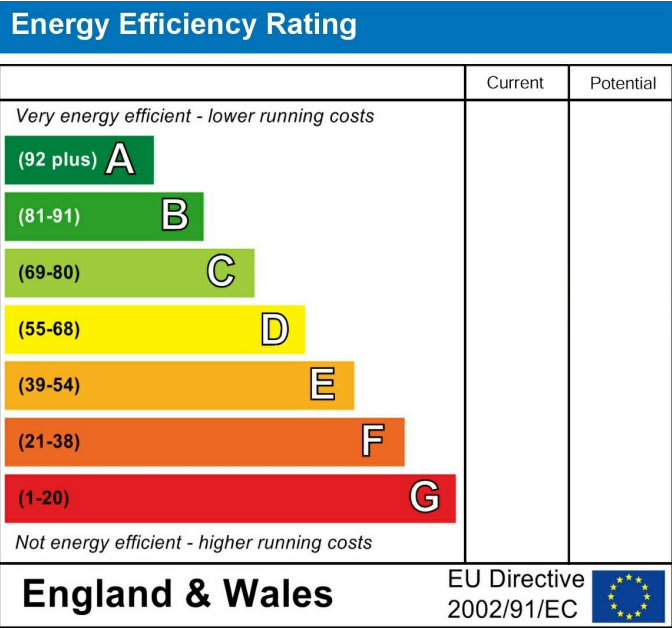
10'9" x 6'7"  
Access from the entrance hall leading into the bathroom. Paneled with bath with shower area. Mains shower. Low level W/C. Wash hand basin. Lighting system to allow for different settings for mood lighting.

**Front Garden**

The front of the property is laid to tarmac allowing off road parking for one vehicle.

**Rear Garden**

Access into your rear garden via the door from the open plan living/kitchen. There is also side access to the rear garden. Mostly laid to lawn and fully enclosed.



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.







