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2 Felton Grove, Bristol, BS13 7EF

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£350,000

This well-maintained three-bedroom semi-detached home offers modern living in a bright, welcoming setting. The property benefits from a large driveway providing generous off-street parking.

Inside, the home is move-in ready, having been lovingly looked after throughout. The ground floor features a spacious kitchen/diner, perfect for family life and entertaining, along with a convenient downstairs WC.

The home enjoys an open aspect, giving it a lovely light and airy feel. Externally, the house and the adjoining store room have been kept in excellent condition, offering useful additional space with plenty of potential.

Located in a highly convenient area, the property is close to excellent schools, everyday amenities, and a wide range of shops and transport links. Bristol and Bath are both easily accessible, as are local train stations and Bristol Airport, making this a fantastic spot for commuters and families alike.

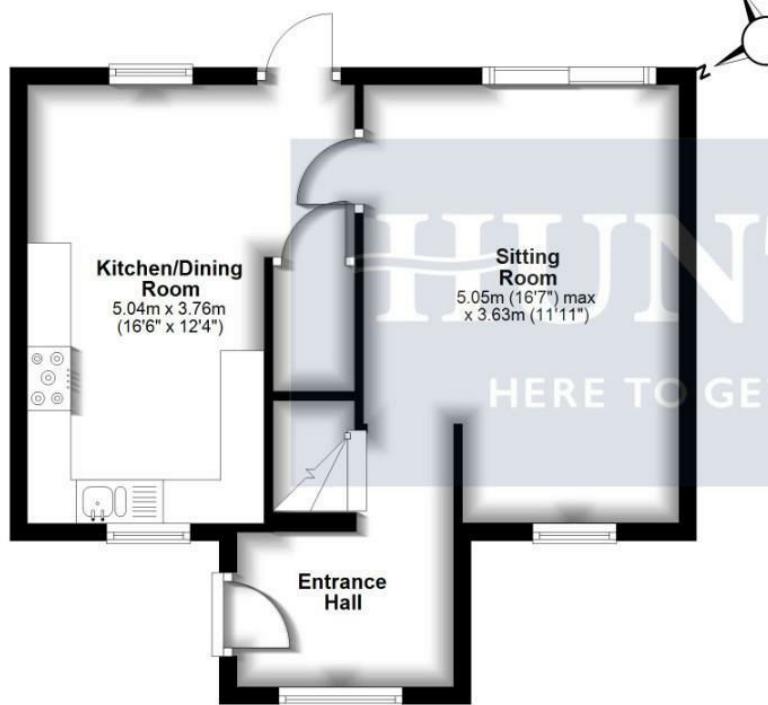
This is an ideal home for anyone seeking a property that needs no work — simply move in and enjoy.

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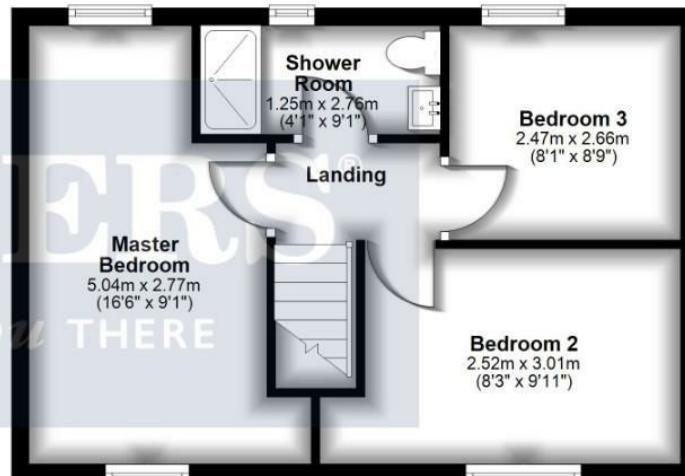
Ground Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.1 sq. feet)

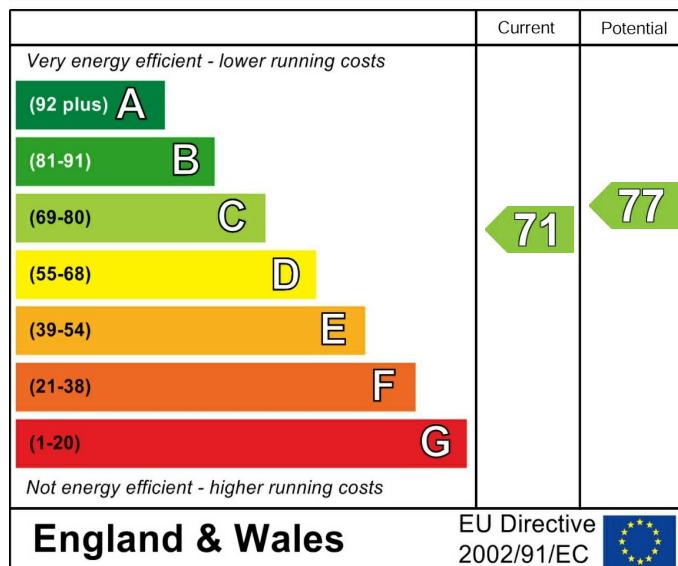


Total area: approx. 77.0 sq. metres (829.2 sq. feet)

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		
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		
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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.



