



Newland Road, Bristol  
, BS13 9ED

£270,000



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# Newland Road, Bristol

## DESCRIPTION

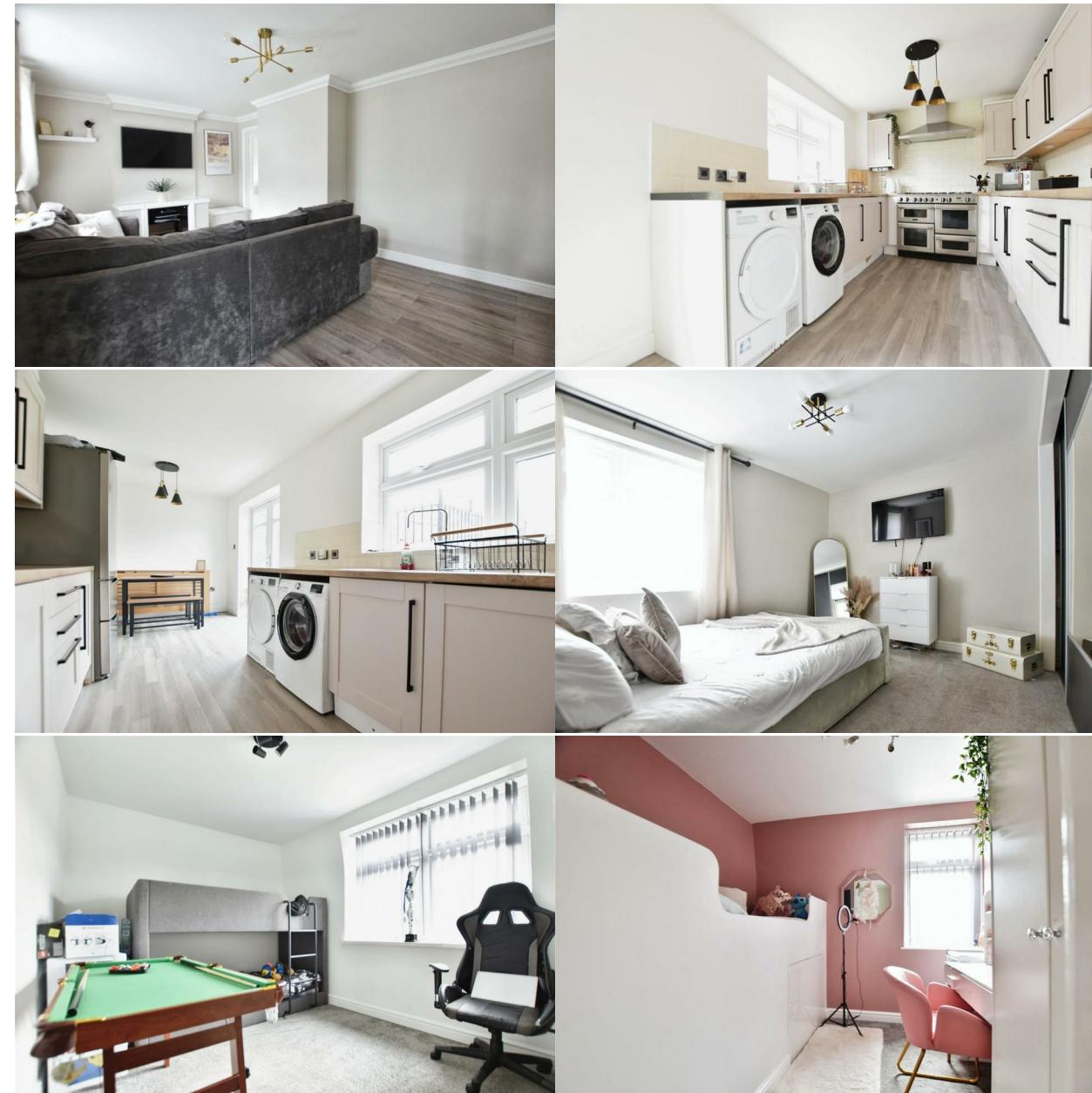
Introducing this 3-bedroom semi detached property in good condition, now available for sale. This property is only for investors looking to purchase with existing tenants under contract. The property is being sold with no onward chain, offering a swift transaction for the right buyer.

Upon entering the property, you will find a entrance porch through to a cosy lounge to the front. The home comes with a spacious kitchen/diner that features patio doors leading directly out to the garden.

The property accommodates three bedrooms, including two sizeable doubles and a single bedroom. There is also a family bathroom.

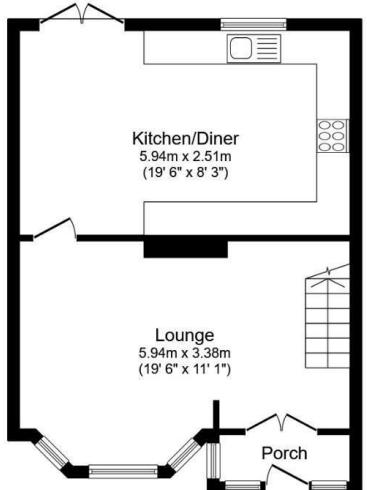
Further benefits includes a private garden, outbuilding used for storage and a driveway providing off street parking.

Situated in a location with excellent public transport links, nearby schools and local amenities further contribute to its appeal.

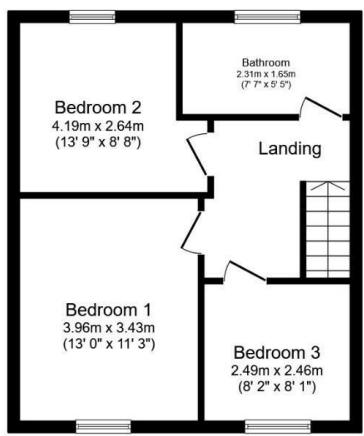


# ROOMS





**Ground Floor**  
Floor area 46.3 m<sup>2</sup> (498 sq.ft.)

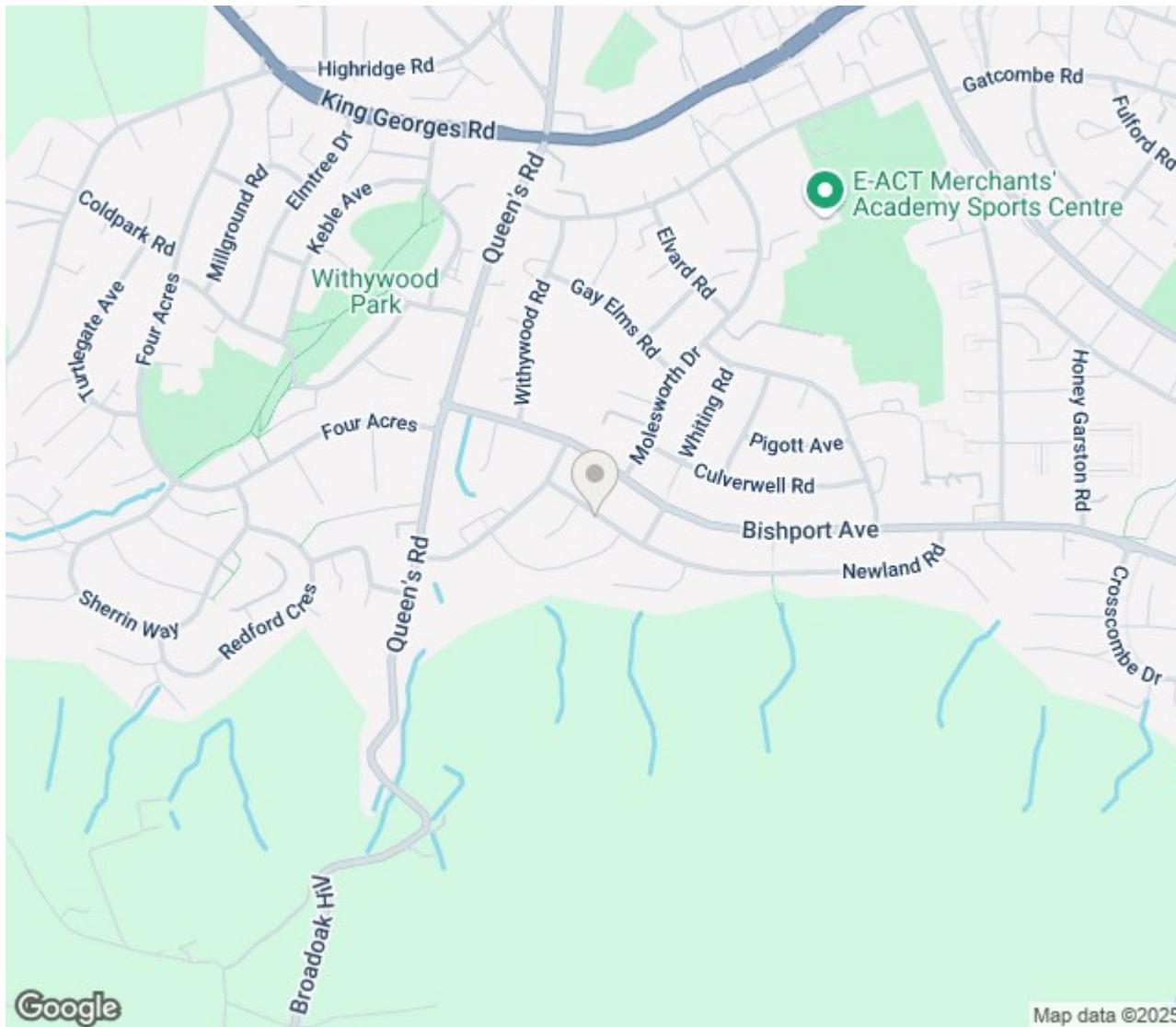


**First Floor**  
Floor area 42.5 m<sup>2</sup> (458 sq.ft.)

**TOTAL: 88.8 m<sup>2</sup> (956 sq.ft.)**

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)

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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2010/31/EU	

### 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.

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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.