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82 Shortwood Road, Bristol, BS13 0QN

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£280,000

This three-bedroom mid-terrace home offers bright, well-balanced living spaces and fantastic practicality throughout. Set in a convenient location and benefiting from its own driveway, this property is ideal for families, first-time buyers, or anyone looking for a comfortable and welcoming home.

Stepping inside, you're greeted by a bright and light lounge, a lovely space to relax with plenty of natural daylight creating a warm and inviting atmosphere. To the rear, the kitchen/diner provides a great social hub of the home, with ample storage and room for dining — perfect for everyday living and entertaining.

A real highlight is the sun room, offering a peaceful spot to enjoy the garden outlook all year round. The private garden is beautifully enclosed, providing a safe and tranquil space for children, pets, or simply unwinding outdoors. An added bonus is the outhouse, ideal for storage, a workshop, or potential hobby space.

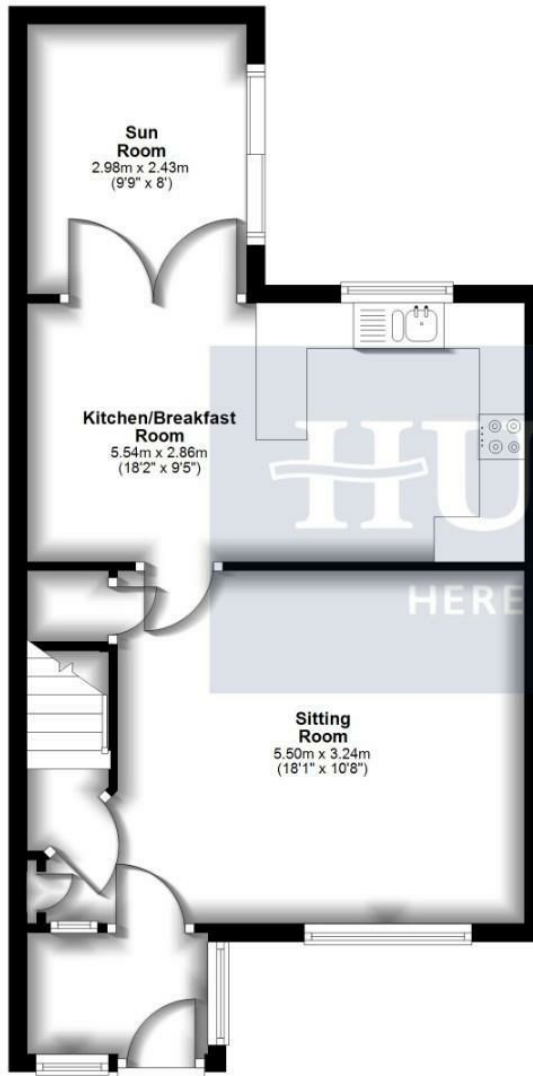
Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, completing this delightful home.

With its driveway, versatile living spaces, and attractive garden, this property is not to be missed. Early viewing is highly recommended.

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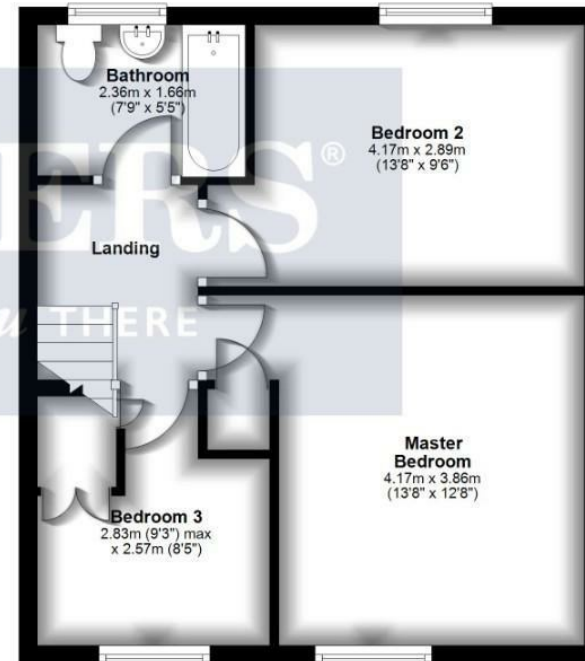
Ground Floor

Approx. 48.2 sq. metres (518.7 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.3 sq. feet)



Total area: approx. 89.7 sq. metres (966.0 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		
	72	79
England & Wales <small>EU Directive 2002/91/EC</small>		

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		
England & Wales <small>EU Directive 2002/91/EC</small>		

ENTRANCE PORCH

Access to the property through the front door into the entrance porch. Double glazed window to the side. Door leading to living room.

LIVING ROOM

12'10" x 14'10"
Leading from the entrance porch into the living room. Double glazed window to the front. Stairs leading from ground floor to the first floor. Access to the kitchen/diner. Understairs storage cupboard.

KITCHEN/DINER

9'5" x 18'1"
Leading from the living room into the kitchen/diner. Double glazed window to the rear. The kitchen consists of a stainless steel sink with drainer, built in oven and gas hob. Plumbing for washing machine and dishwasher. Space for fridge/freezer and washing machine. Matching wall and base units. Access to sunroom via french double doors..

SUN ROOM

9'9" x 8'2"
Leading from the kitchen/diner into the sun room. Double glazed sliding patio doors opening to rear garden.

LANDING

7'0" x 6'0"
Stairs leading from the ground floor to the first floor. Access to the bathroom and all three bedrooms. Access to loft with extendable loft ladder.

BEDROOM ONE

12'10" x 11'1"
Leading from the landing into bedroom one. Double glazed window to the front. Built in storage cupboard.

BEDROOM TWO

9'6" x 11'11"
Leading from the landing into bedroom two. Double glazed window to the rear.

BEDROOM THREE

7'0" x 8'8"
Leading from the landing into bedroom three. Double glazed window to the front. Fitted wardrobes. Storage cupboard containing combi-boiler.

BATHROOM

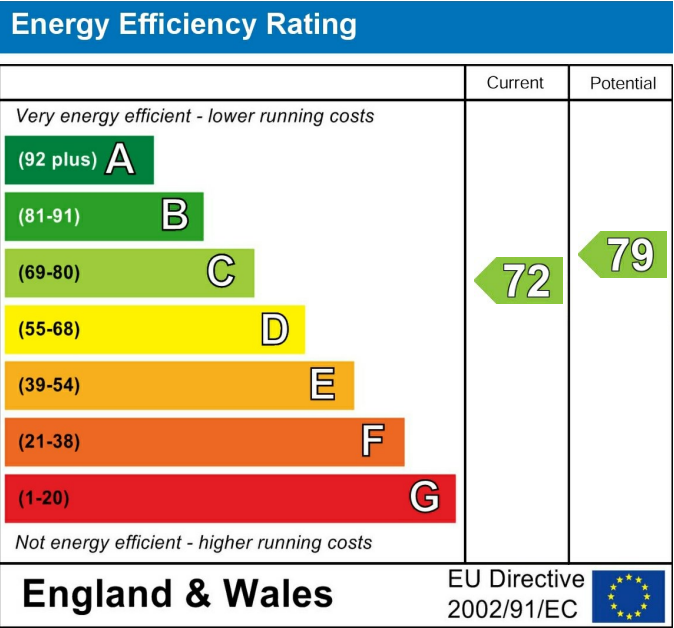
5'6" x 7'9"
Leading from the landing into the bathroom. Obscured double glazed window to the rear. The bathroom consists of a W/C, wash basin and bath with shower/shower screen.

FRONT GARDEN

Access to the property via the block paved driveway. Off street parking. Shared side alleyway with access to rear garden.

REAR GARDEN

Secluded south facing garden. Access to the rear garden via the sun room or shared side alleyway. Outbuilding for storage. Patio area. Lawn area. Decorative stone chippings. Enclosed by fences and walls.



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.









