

7 Brookside, Winford, Bristol, BS40

- Recently Renovated
- Off Street Parking
- Popular Winford Location
 - Cul-de-Sac
- Walking Distance To Winford High Street
- Detached Home
- Panoramic Countryside Views
 - Close to Local Pub
 - Generous Rear Garden
- CALL TODAY TO VIEW!

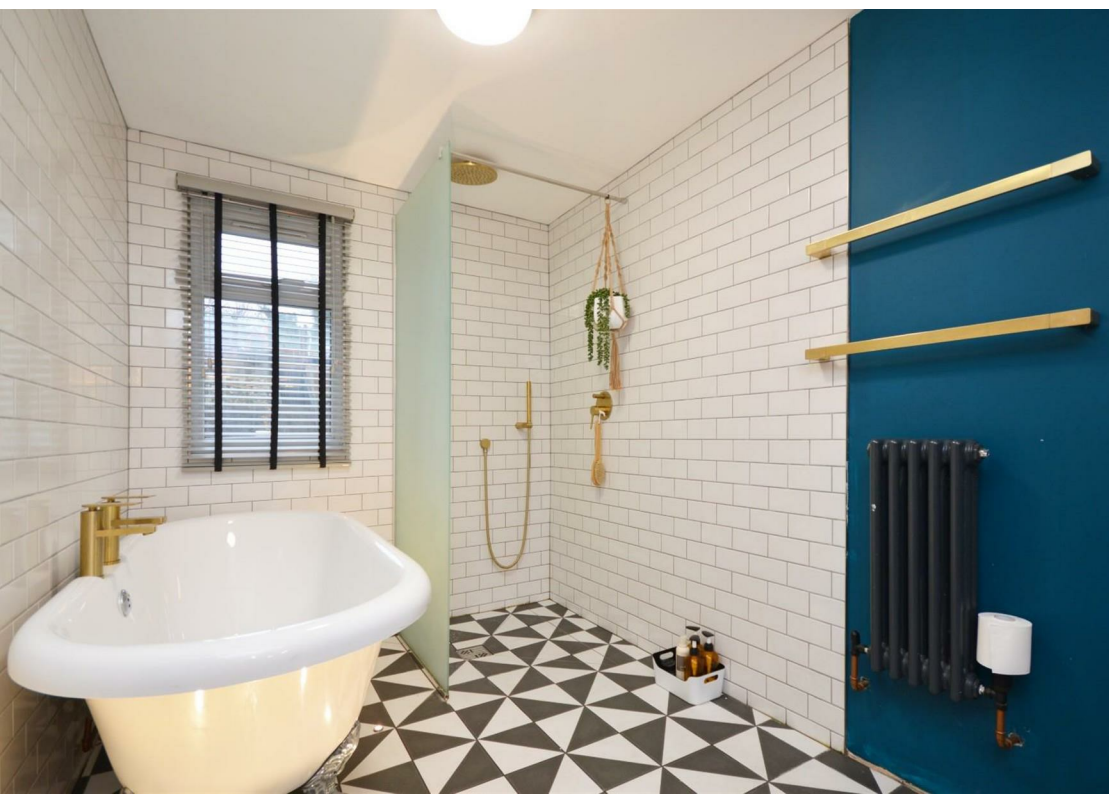
£475,000

HUNTERS®
HERE TO GET *you* THERE

A stunning three bedroom detached family home situated in a quiet cul-de-sac in the popular Winford area, conveniently just a short walk away from the local pub and village amenities. The property has been extensively renovated to an extremely high standard throughout making this home the perfect "turn-key" property for someone looking to live within the quiet village of Winford. Comprising in brief a living room, open plan kitchen/diner, bedroom one with an en-suite and two further double bedrooms and a family bathroom. Further benefits include off street parking, a generous garden and panoramic countryside views.

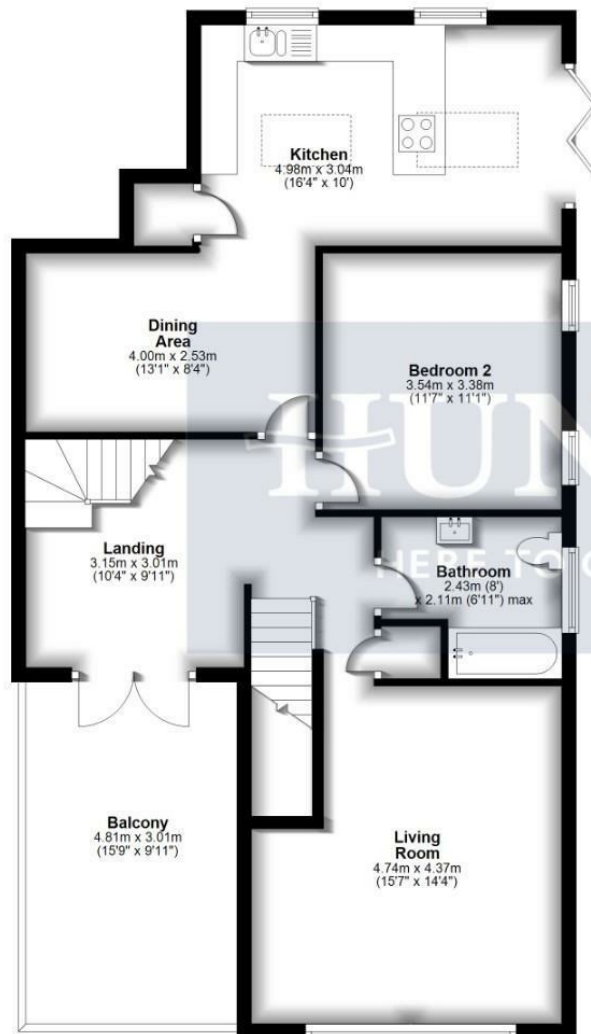
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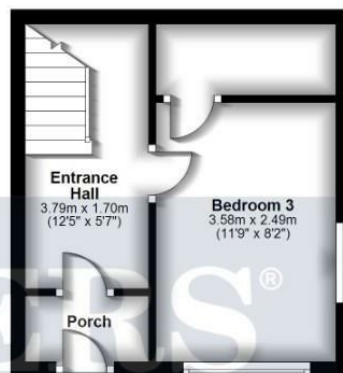
First Floor

Approx. 81.1 sq. metres (873.0 sq. feet)



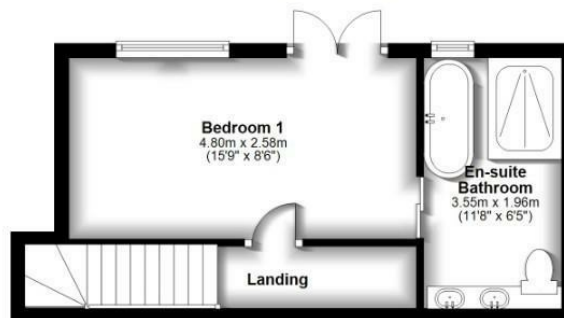
Ground Floor

Approx. 20.2 sq. metres (217.7 sq. feet)



Second Floor

Approx. 24.8 sq. metres (266.7 sq. feet)



Total area: approx. 126.1 sq. metres (1357.5 sq. feet)

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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.



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