

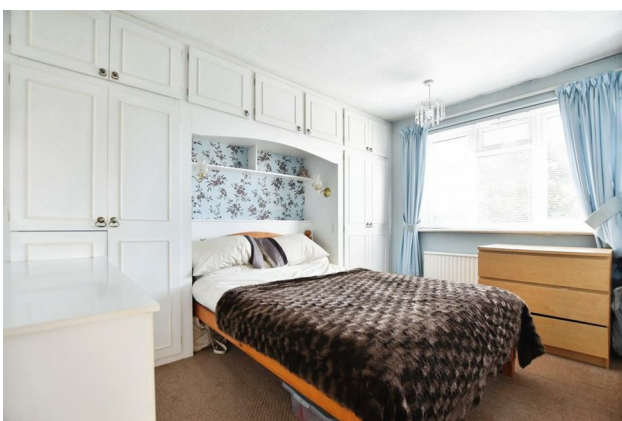
# HUNTERS®

HERE TO GET *you* THERE

**8 Wells Close, Bristol, BS14 0PD**

**£335,000**

**Property Images**



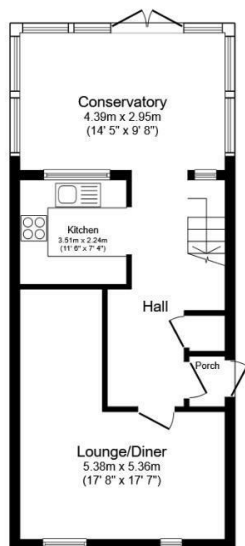


# HUNTERS®

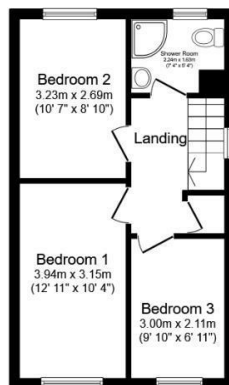
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## Property Images





**Ground Floor**  
Floor area 47.6 m<sup>2</sup> (513 sq.ft.)



**First Floor**  
Floor area 33.8 m<sup>2</sup> (364 sq.ft.)

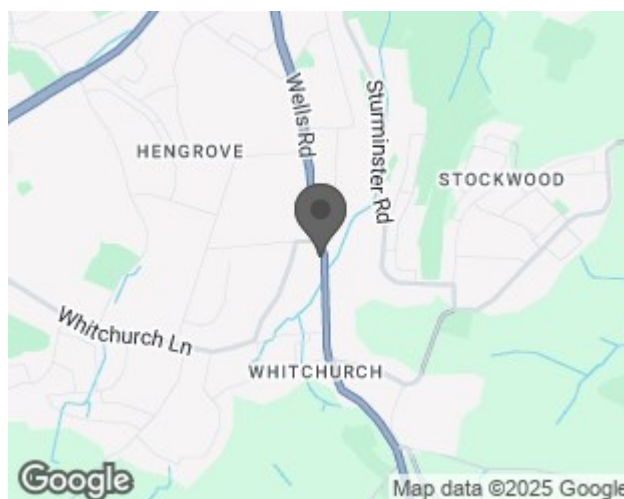
**TOTAL: 81.4 m<sup>2</sup> (877 sq.ft.)**

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)

## EPC

| 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<br>2002/91/EC |

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Reception: 2 Tenure: Freehold

## Summary

Welcome to this fantastic semi-detached property, now available for sale. This home offers an excellent opportunity for first-time buyers, investors, or families seeking a home in a great location.

The property boasts three bedrooms, two of which are double rooms and the third a single. All are well-maintained and ready to offer a comfortable living space. There is also a shower room.

The house comes with a fitted kitchen. Additionally, there are two reception rooms. The first is a light and airy lounge-diner, located to the front of the property, providing a warm, welcoming space for relaxation or entertaining. The second reception room offers access to the garden and features a conservatory to the rear with patio doors, perfect for those who appreciate indoor-outdoor living.

One of the unique features of this property is the integral garage, providing ample storage or parking. The property benefits from a well-maintained garden, perfect for enjoying the outdoors on sunny days. Its location is a major plus, with convenient public transport links, excellent schools, and local amenities all close by.

This property is offered with no onward chain, allowing for a smooth and quick transaction. With its unique features and excellent location, this property is an opportunity not to be missed.

## Features

- Three Bedrooms • Semi Detached • Lounge/Diner • Kitchen • Conservatory • Enclosed Rear Garden • Off Street Parking • Garage • No Onward Chain