

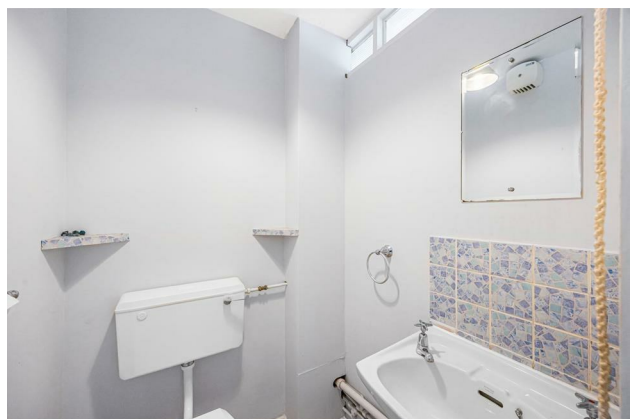
# HUNTERS®

HERE TO GET *you* THERE

**28 Appledore Close, Bristol, BS14 9AX**

**Asking Price £400,000**

**Property Images**



## Property Images





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## Property Images

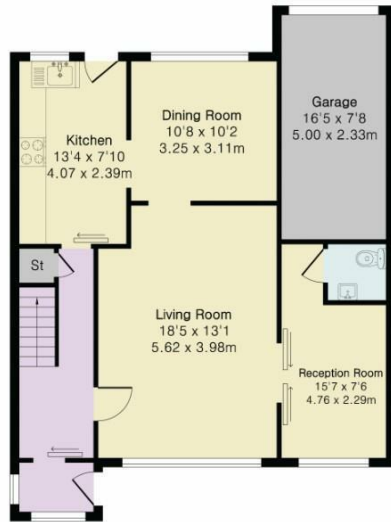


**Approximate Gross Internal Area 1447 sq ft - 134 sq m  
(Excluding Garage)**

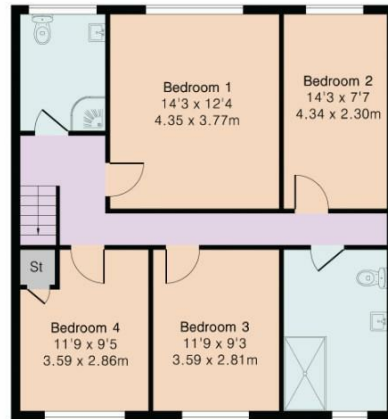
Ground Floor Area 670 sq ft – 62 sq m

First Floor Area 777 sq ft – 72 sq m

Garage Area 125 sq ft – 12 sq m



Ground Floor



First Floor



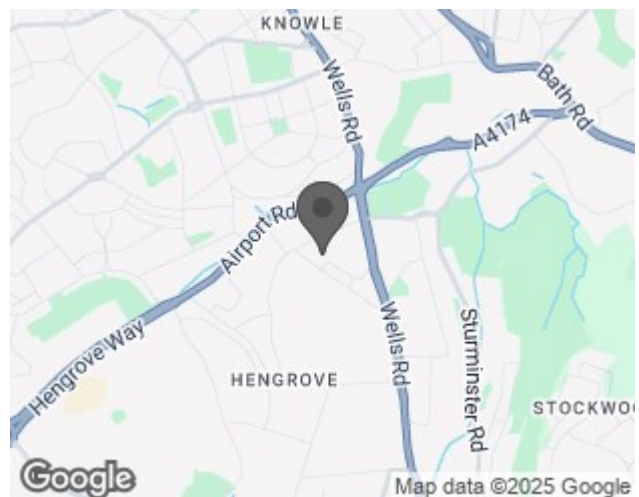
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## 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 2002/91/EC	

## Map



## Details

Type: House - End Terrace Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

Presenting an exceptional opportunity to acquire a well-presented semi-detached house in good condition, situated in a prime location with excellent public transport links, reputable nearby schools, and a wealth of local amenities. This property is ideally suited for first-time buyers, families, and investors alike.

The accommodation is thoughtfully arranged over two floors and features four generously sized double bedrooms, providing ample family and guest accommodation. There are three versatile reception rooms, including a welcoming separate living room, a dedicated home office—ideal for working remotely or study space—and a separate dining room perfect for entertaining.

A well-appointed kitchen enhances the functionality of the home. Complementing these living areas, the property benefits from two bathrooms and a W/C, offering convenience for busy households.

This home boasts an impressive list of unique features, including solar panels and solar water heating, generating a feed in tariff and payback that is transferable to the new owner. A single garage and parking to the rear ensures ample space for vehicles. The property's energy performance is rated C, striking a balance between comfort and cost-efficiency. The council tax band is D.

Located in a vibrant community, residents will enjoy proximity to schools, public transport, and a variety of local shops and recreational facilities. Combining comfort, style, and practicality, this property presents a wonderful opportunity for buyers seeking a modern and convenient lifestyle in a sought-after area. Early viewing is highly recommended to appreciate all this outstanding home has to offer.

## Features

- End of Terrace • Extended • Four Double Bedrooms • Three Reception Rooms • Two Bathrooms • Ground Floor W/C • Garage & Parking • No Chain