



Holford Court, Bristol
, BS14 9LT

£270,000



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Holford Court, Bristol

DESCRIPTION

Presenting this fantastic three-bedroom terraced home, offered for sale in good condition and ideally located for access to public transport links, nearby schools, and local amenities. This property is perfectly suited for first-time buyers, investors, and families looking for a comfortable and convenient home.

The ground floor comprises a welcoming hallway with a convenient downstairs W/C. The light and airy lounge to the front of the house provides an inviting space for relaxation, featuring double doors opening through to the kitchen/diner. The kitchen/diner, situated to the rear, offers a practical and sociable area for both everyday living and entertaining. Sliding patio doors lead directly out to the private enclosed garden, creating a seamless flow between indoor and outdoor spaces and making it easy to enjoy al fresco dining or simply unwind in the fresh air.

Upstairs, the property benefits from two double bedrooms, one of which features built-in wardrobes for ample storage. The third bedroom is of a good size and can be used as a child's room, guest room, or study as required. The modern bathroom provides a clean and stylish space for daily routines.

Additional highlights include no onward chain, ensuring a straightforward and efficient purchasing process. The enclosed garden at the rear offers privacy and a secure area for children or pets.

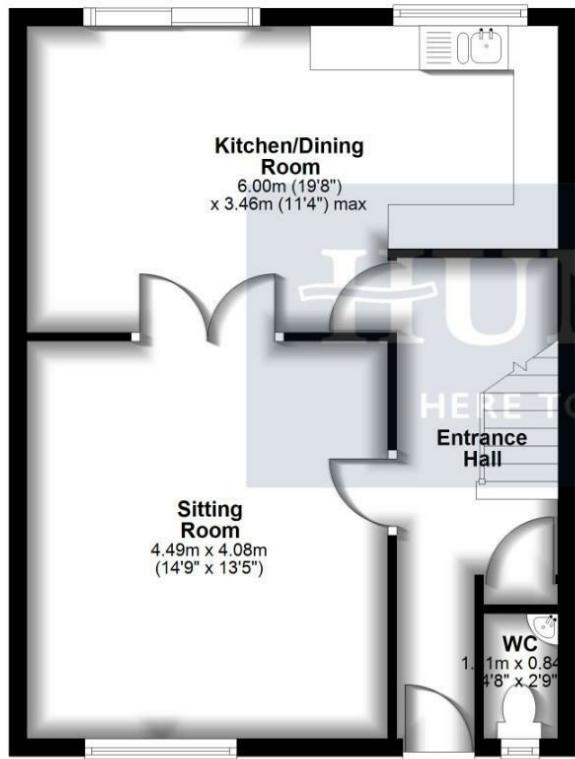
Overall, this well-presented terraced home offers practical and versatile living in a great location. Early viewing is highly recommended.





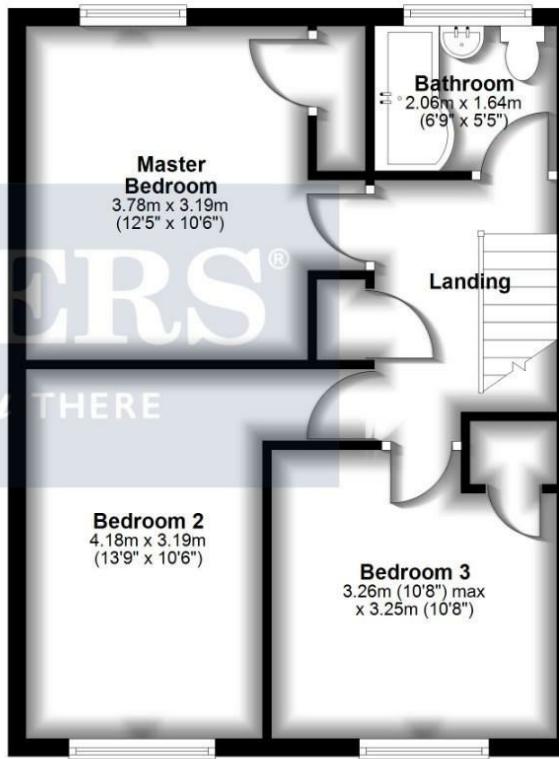
Ground Floor

Approx. 48.3 sq. metres (520.3 sq. feet)

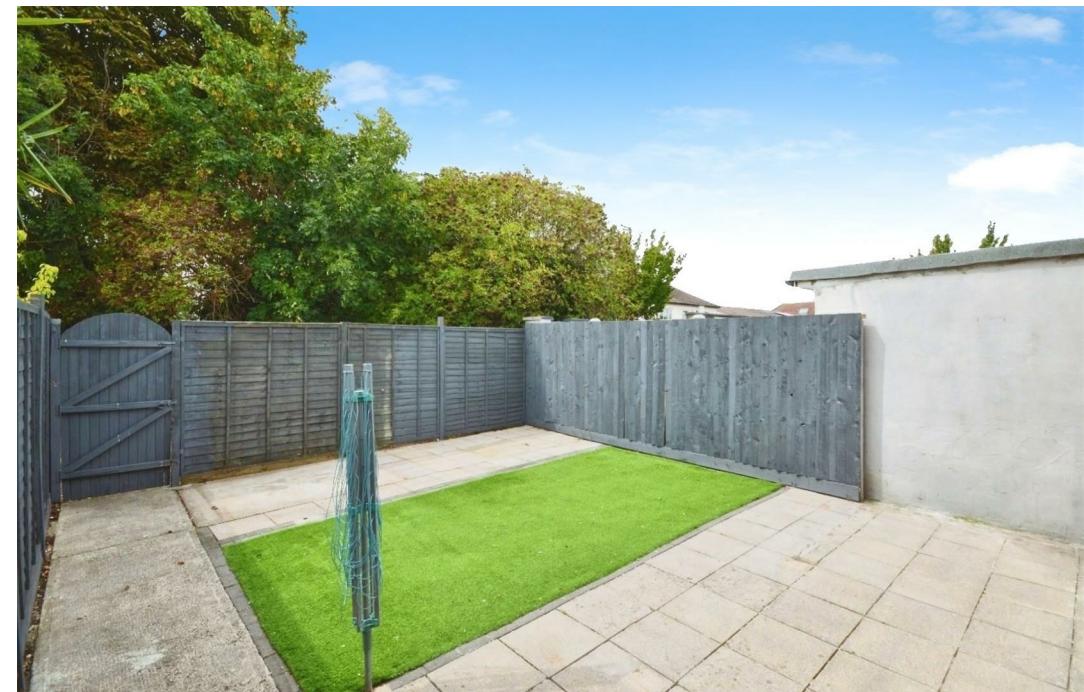


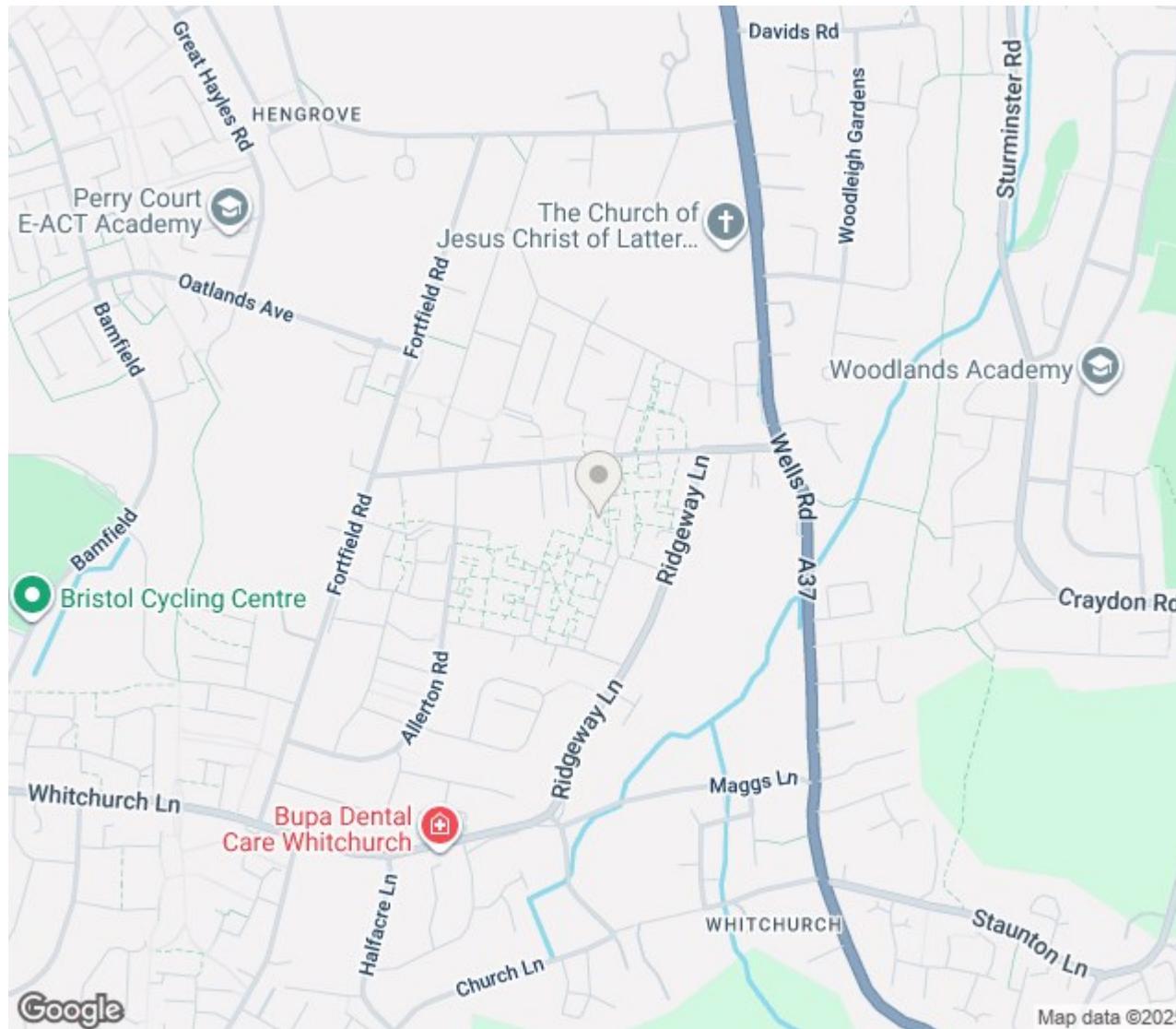
First Floor

Approx. 47.9 sq. metres (516.1 sq. feet)



Total area: approx. 96.3 sq. metres (1036.4 sq. feet)





ENERGY PERFORMANCE CERTIFICATE

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			
England & Wales		EU Directive 2002/91/EC	

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.