

# HUNTERS®

HERE TO GET *you* THERE

**22a Gilda Close, Bristol, BS14 9JX**

**Offers In Excess Of £170,000**

**Property Images**



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## Property Images



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## First Floor

Approx. 53.9 sq. metres (580.4 sq. feet)

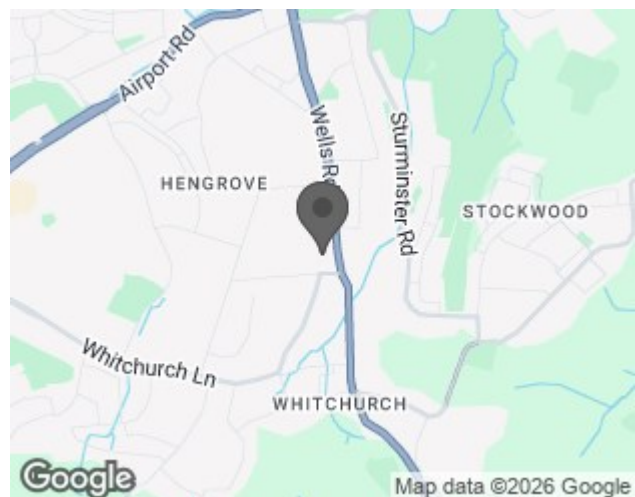


Total area: approx. 53.9 sq. metres (580.4 sq. feet)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		78
(81-91) <b>B</b>		
(69-80) <b>C</b>		67
(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: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

We are delighted to present for sale this fantastic flat, offered in good condition and ideally suited for first-time buyers or investors. Situated in a sought after location, the property boasts excellent public transport links and proximity to local schools and amenities.

As you step inside you will appreciate the light and airy ambiance of the lounge to the front. Perfect for socialising or unwinding after a busy day. The fitted kitchen to the rear offers a practical design, ideal for any keen cook.

The accommodation provides two bedrooms; a generously proportioned double room that creates a soothing atmosphere for rest, and a single bedroom which offers versatile space that can easily adapt to your needs, be that as a home office, child's bedroom or guest room.

Completing the arrangement is a well-appointed bathroom, offering functionality and comfort with a bath and overhead shower arrangement.

The property benefits from a unique feature, a parking space to the front, adding a level of convenience.

In conclusion, this exceptional flat is a fantastic opportunity. Its welcoming reception rooms, handy cooking facilities, and well-sized bedrooms make it a delightful home. Call the office today to arrange a viewing appointment!

## Features

- First Floor Apartment • Two Bedrooms • Lounge • Kitchen • Bathroom • Allocated Parking Space • Ideal for First Time Buyers/Investors • Close to Local Shops & Amenities • Sale to Include Ownership of Freehold