



**Craydon Road, Bristol**  
, BS14 8HB

**£260,000**



**2**



**1**



**2**



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# Craydon Road, Bristol

## DESCRIPTION

This two-bedroom end of terrace home is for sale in the BS14 area of Bristol, offering well-presented accommodation in good condition and suited to first time buyers.

An entrance porch leads into the entrance hallway, giving access to a light and airy front lounge and a separate kitchen/diner. From the kitchen, there is a conservatory-style reception area with direct access to the enclosed rear garden, providing useful additional living space and a pleasant outlook. Upstairs are two double bedrooms, both with built-in wardrobes, and a shower room. The property also benefits from off-street parking and an enclosed rear garden.

The location offers access to local amenities including shops, supermarkets and services in the Stockwood, Whitchurch and Brislington areas. Stockwood Nature Reserve is nearby, providing green space, walking routes and opportunities for outdoor recreation.

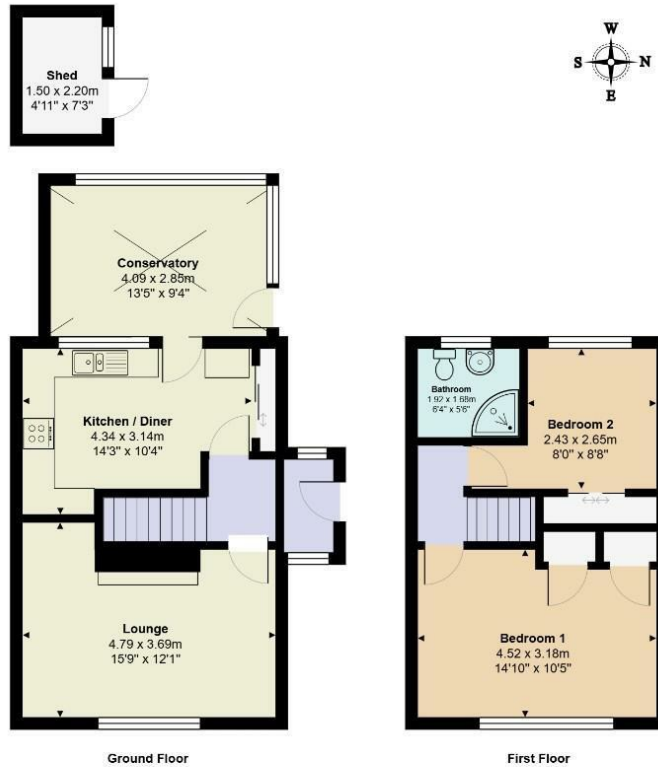
There are several nearby schools in the locality, making the area practical for buyers needing access to primary and secondary education. Bus services operate along nearby routes into Bristol city centre and surrounding districts, with journey times into the centre typically around 25–30 minutes depending on traffic.

The property is also well placed for road links towards the A37 and A4, giving routes to Bristol Temple Meads, Bath and the wider region. Temple Meads station provides rail services to London Paddington in around 1 hour 40 minutes, as well as to Cardiff, Exeter and other major destinations. Call the office today to arrange a viewing appointment!









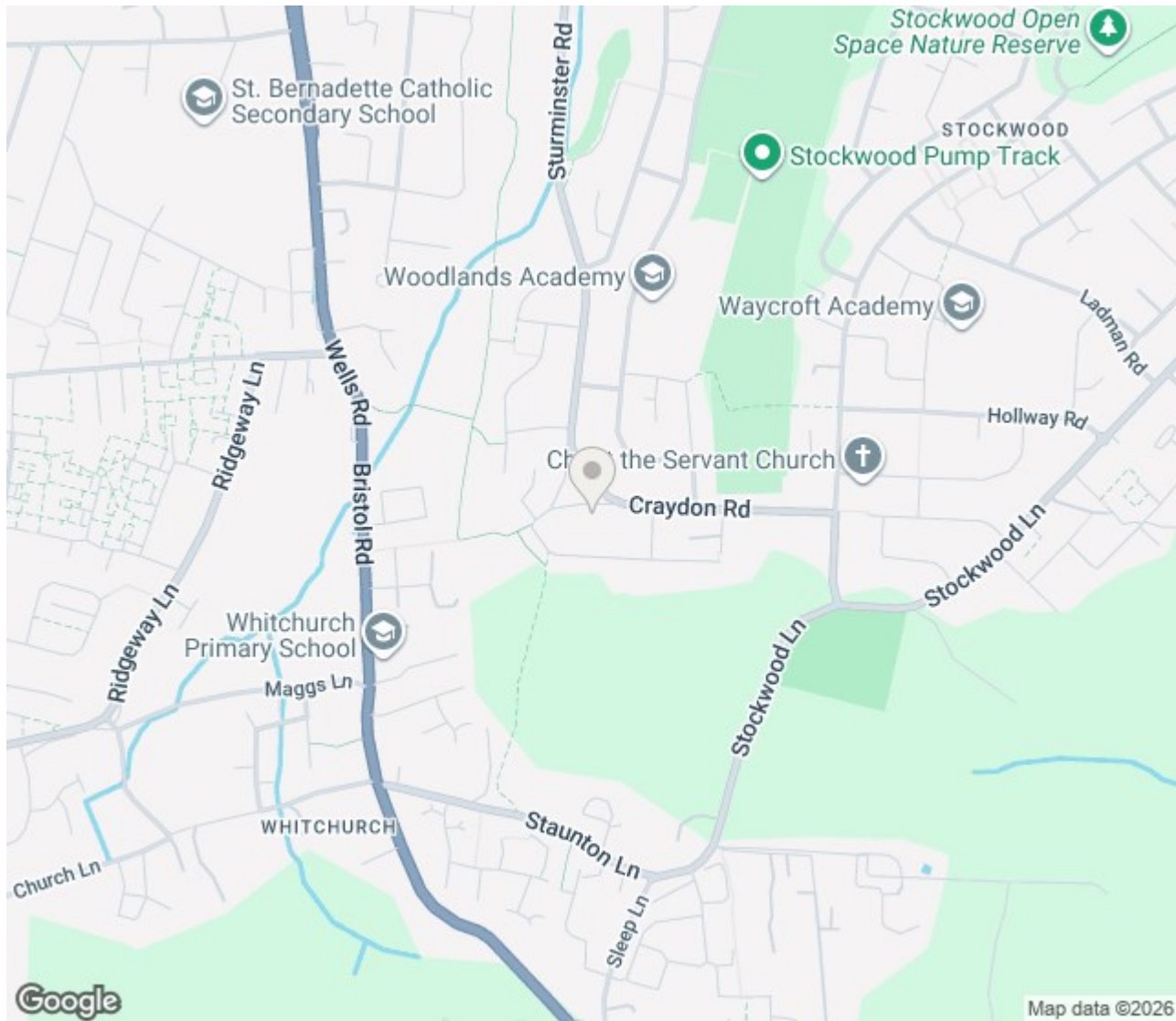
**Approximate Gross Internal Area 79.6 sq m / 857 sq ft**

These floorplans are provided for guidance only and are not to scale. All measurements are approximate. Fixtures, fittings, and layout may differ. No responsibility is taken for any errors or omissions. Purchasers should rely on their own inspections and verification.










## ENERGY PERFORMANCE CERTIFICATE

### 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		
<b>England &amp; Wales</b>	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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**

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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.