



**Robinia Walk, Bristol**

, BS14 0SH

**£255,000**



# Robinia Walk, Bristol

## DESCRIPTION

Presenting this fantastic terraced property for sale, in good condition and with no onward chain. A perfect home for first-time buyers or a great investment opportunity for investors.

The property boasts two double bedrooms, a good size bathroom, a light and airy lounge, and a kitchen/diner. The lounge, acting as a single reception room, offers a cosy and welcoming environment, perfect for relaxing or entertaining. The kitchen/diner is a standout feature, providing ample space for both cooking and dining. The sliding patio doors in the kitchen/diner lead directly to the garden, offering easy access to your own private outdoor space and filling the room with natural light.

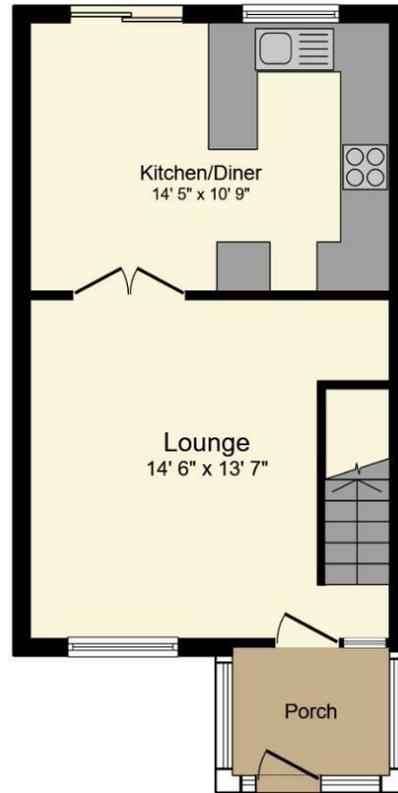
The exterior of the property doesn't disappoint either. It features off-street parking and a single garage, which can be conveniently accessed via the rear garden.

Situated in a prime location, the property benefits from public transport links and local amenities, all within walking distance. Additionally, it is just a stone's throw away from nearby schools, making it an ideal home for families.

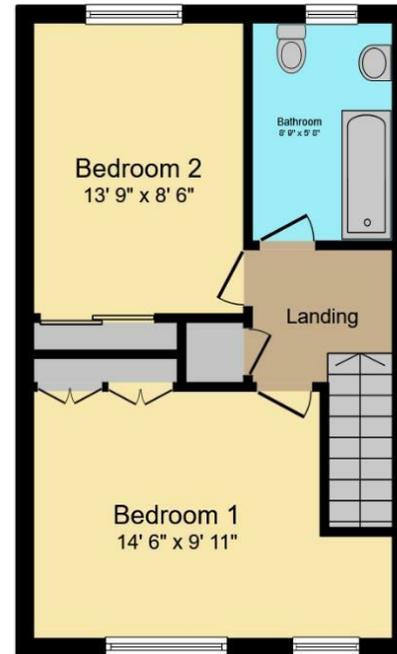
Whether you're a first-time buyer looking to settle down or an investor seeking a profitable investment, this property is worth viewing!







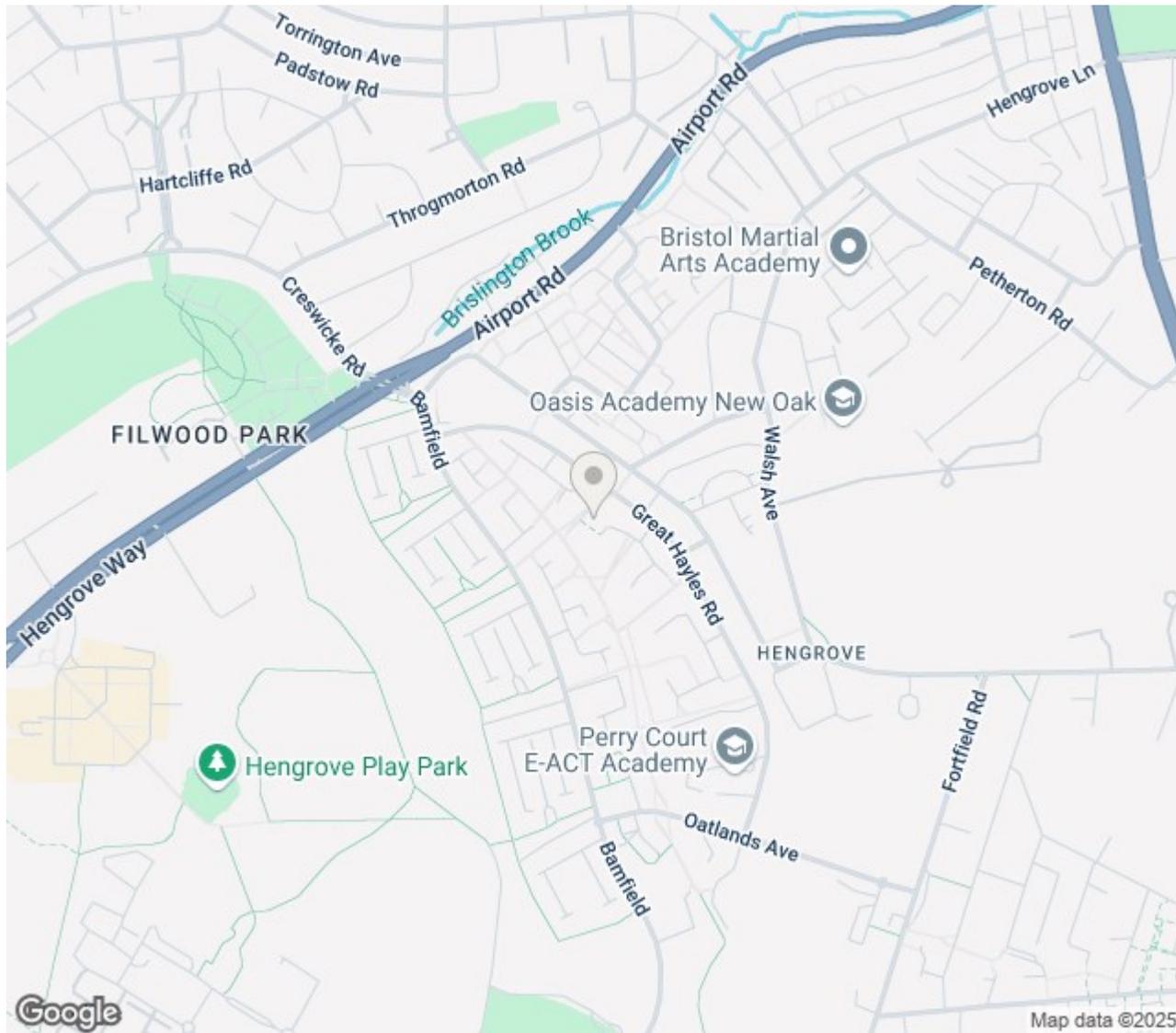
Ground Floor



First Floor

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)





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>75</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>		
<i>Not energy efficient - higher running costs</i>		
<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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