

# HUNTERS®

HERE TO GET *you* THERE

5 Hazel Cote Road, Bristol, BS14 0JX

£350,000

Property Images



## Property Images



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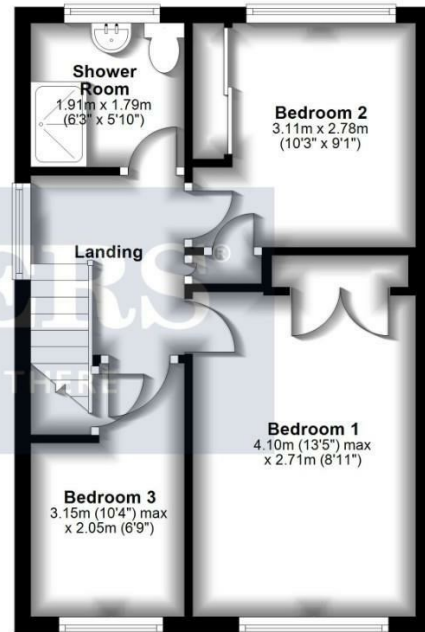
## Ground Floor

Approx. 37.6 sq. metres (404.5 sq. feet)



## First Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



Total area: approx. 73.2 sq. metres (788.0 sq. feet)

## 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>	72	79
(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 - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

We are pleased to represent this three-bedroom semi-detached property, available for sale in a sought-after location. The property is in need of modernisation, offering a fantastic opportunity for first-time buyers or families looking to make their mark on a home.

The accommodation consists of two reception rooms, with the first being a light and airy lounge located at the front of the property, seamlessly opening into a dining room at the rear. This dining room further benefits from patio doors leading out to the enclosed rear garden, providing a wonderful setting for family meals or entertaining during the warmer months.

The kitchen is located to the rear of the property and offers direct access to the garden, making it ideal for alfresco dining or outdoor entertaining.

The property boasts three bedrooms; two spacious double bedrooms both complemented with built-in wardrobes, and a further single bedroom. A shower room serves the bedrooms, completing the indoor accommodation.

Unique features of this property include a garage and off-street parking, ensuring ample space for vehicles. The enclosed rear garden is a safe and private space for children to play or for enjoying outdoor relaxation. The property is offered with no onward chain, allowing the potential for a speedy transaction.

Conveniently situated, the property is in proximity to public transport links, local amenities, and schools, making it an excellent choice for families or those commuting for work. An early viewing is highly recommended to appreciate the potential this property has to offer.

## Features

- Semi Detached Home • Three Bedrooms • Lounge • Dining Room • Kitchen • Shower Room • Off Street Parking • Garge • No Onward Chain • Sought After Location