



Edgefield Road, Bristol
, BS14 0ND

£325,000



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HERE TO GET *you* THERE

Edgefield Road, Bristol

DESCRIPTION

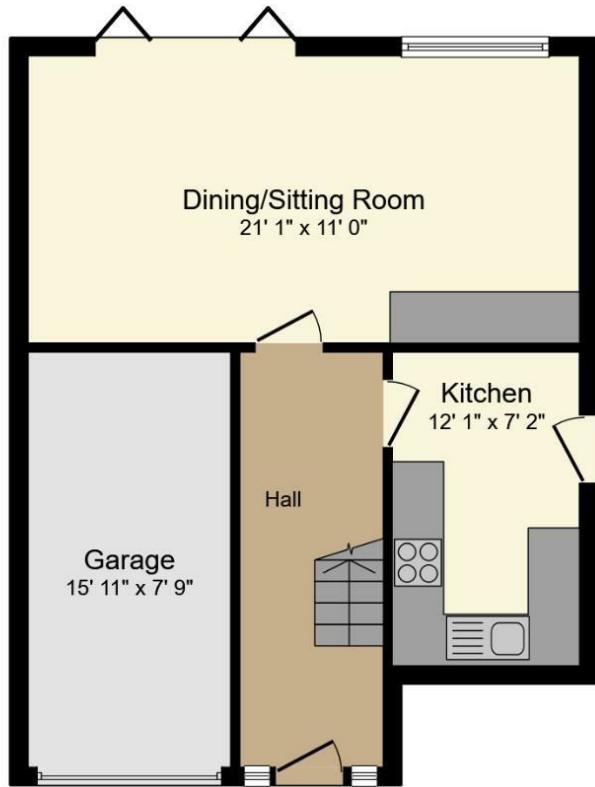
Located in a highly sought-after area and offered for sale with no onward chain, this three-bedroom semi-detached home is just a short walk from local bus routes, providing easy access to Bristol City Centre, as well as nearby amenities and schools, including the outstanding Bridge Farm Primary School and Sunshine Pre-School. Hengrove Leisure Centre and Imperial Retail Park, featuring a variety of retail outlets, are also a short drive away.

The ground floor comprises a welcoming entrance hallway, a bright and spacious kitchen, a 21-foot lounge with sliding patio doors leading to the rear garden, and a utility room. Upstairs, you will find two double bedrooms, a further single bedroom, and a generously sized family bathroom with a separate shower cubicle. The beautiful rear garden is predominantly laid with stone chippings, complemented by mature shrubs and trees. Towards the back of the garden is a private area, enclosed by an archway.

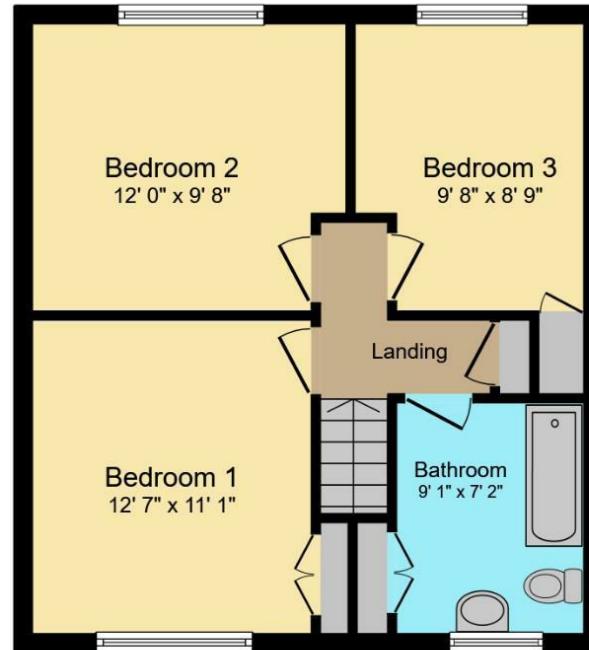
Additional features include ample storage solutions, an integral garage, off-street parking via a driveway, gas central heating, and UPVC double glazing.







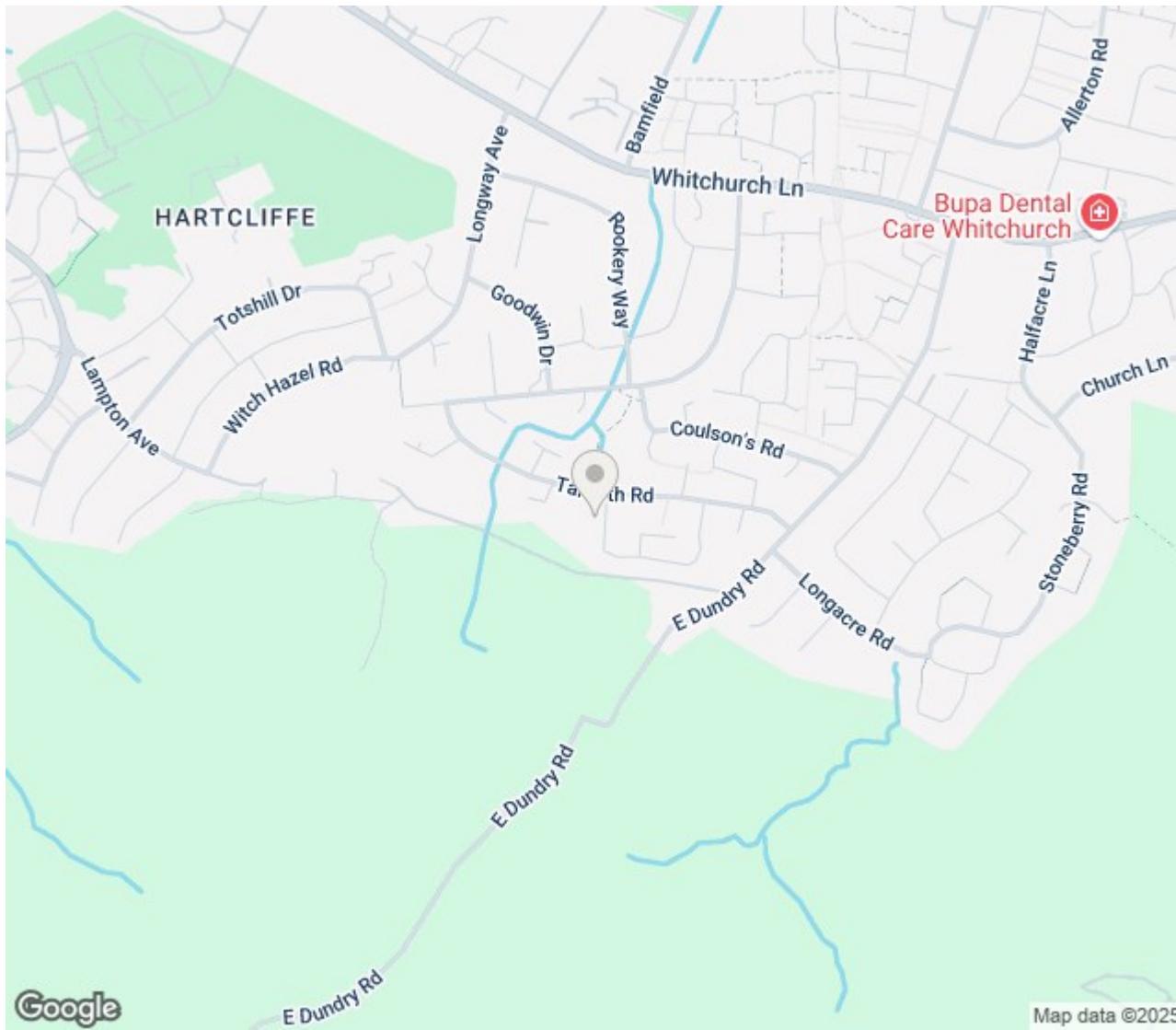
Ground Floor



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





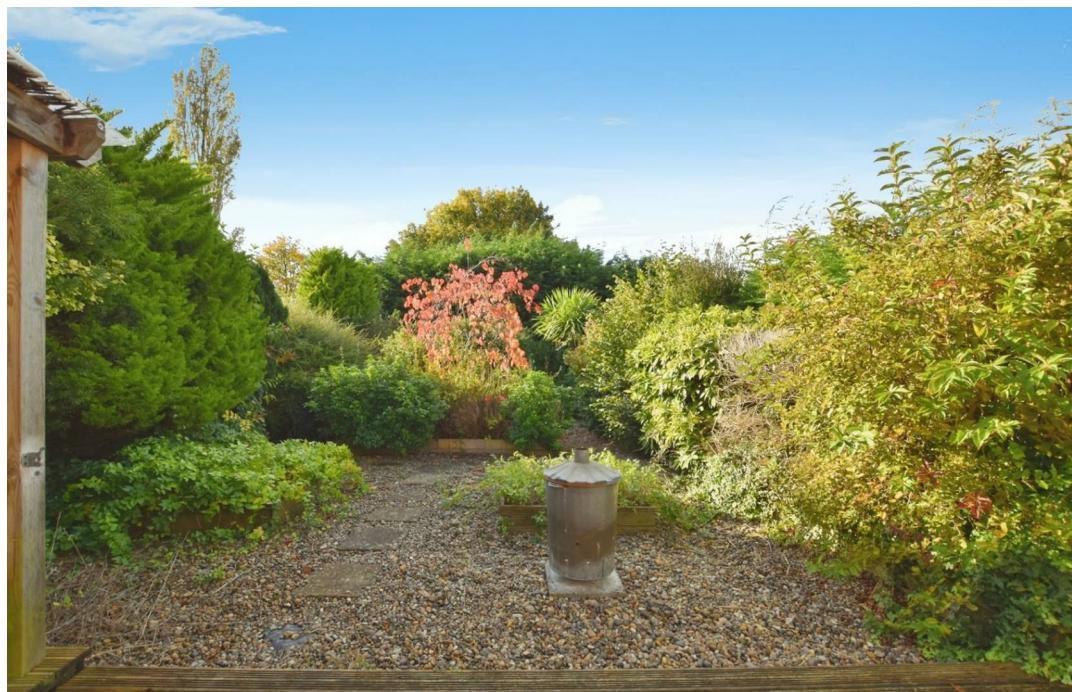
ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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.