



**Great Hayles Road, Bristol**  
, BS14 0RY

**£300,000**



# Great Hayles Road, Bristol

## DESCRIPTION

This three-bedroom terraced house in Bristol is offered for sale in good condition and will appeal to first-time buyers and families alike.

The ground floor features two reception areas. The main lounge is light and airy, open-plan through to the dining room and kitchen, creating a sociable layout ideal for day-to-day living. The dining room is open through to the modern kitchen and benefits from patio doors giving direct access to the enclosed rear garden. The kitchen enjoys good natural light and provides a functional, contemporary cooking space.

Upstairs, there are two double bedrooms and one single bedroom, offering flexibility for family living, home working or guest accommodation. The bathroom is complemented by a separate WC.

Externally, the property benefits from off-street parking to the rear, as well as a garage. The enclosed rear garden offers outdoor space with potential to further develop or personalise.

Situated in the BS14 area of Bristol, the house is well placed for local amenities including shops, cafés and everyday services available in nearby Hengrove and Whitchurch. There are several schools in the surrounding area, making this a practical choice for families.

Public transport links are accessible via local bus routes into Bristol city centre, with typical journey times of around 25–30 minutes depending on traffic. Bristol Temple Meads railway station, reachable by bus or car, provides services to destinations such as Bath, Cardiff and London Paddington. Nearby green spaces and local parks offer additional recreational options.





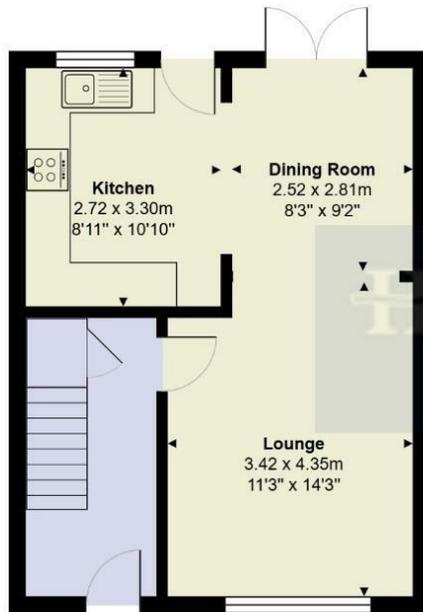


## Great Hayles Road, BS14

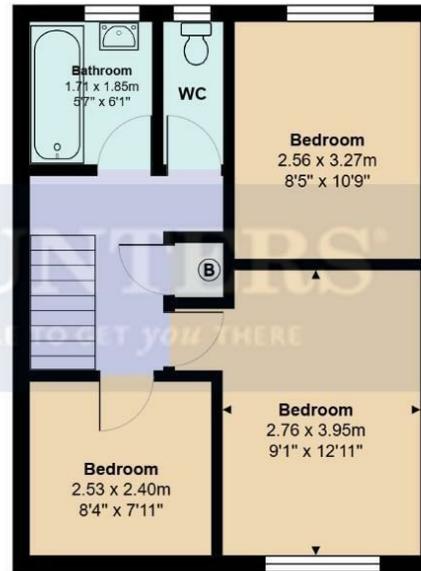
Approximate Gross Internal Area 79.8 sq m / 859 sq ft

(excluding garage)

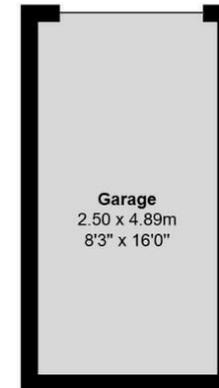
Total Area 92.1 sq m / 991 sq ft



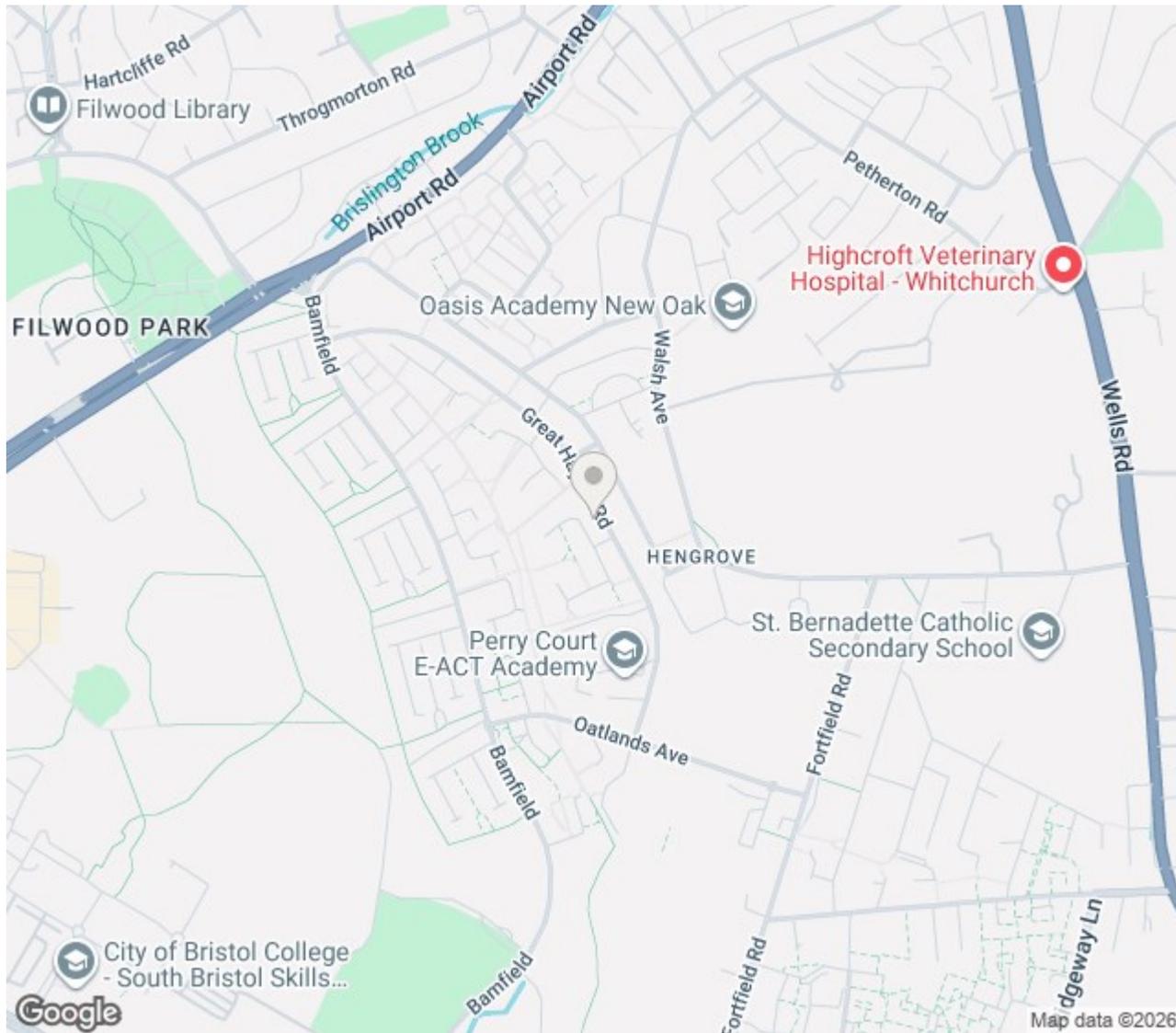
Ground Floor



First Floor







## ENERGY PERFORMANCE CERTIFICATE

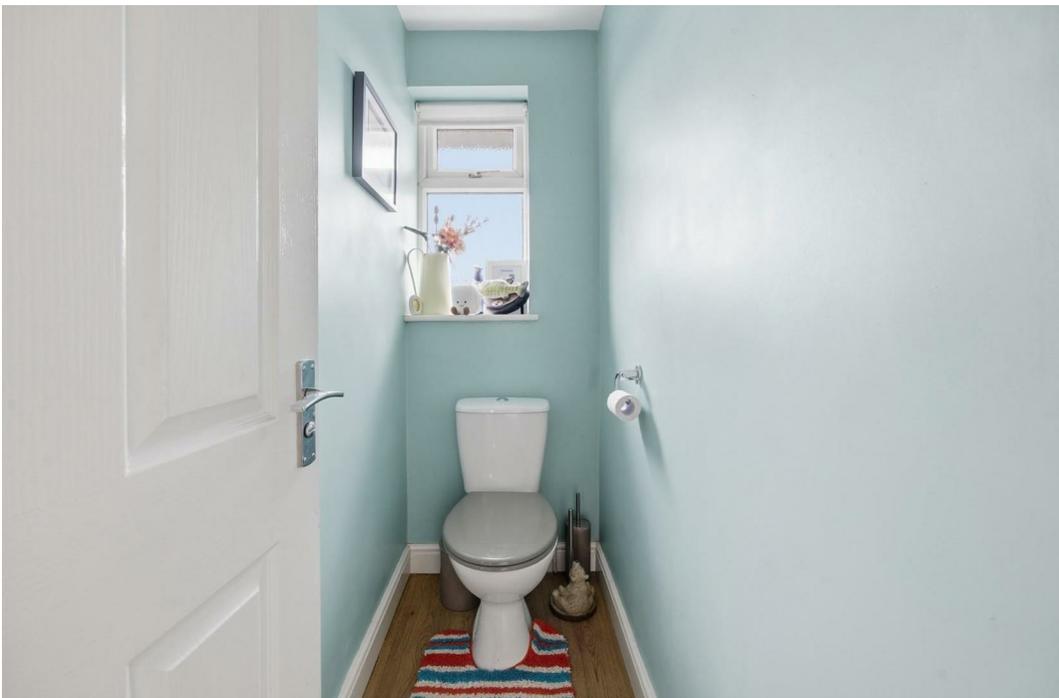
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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)**







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.