



**Haycombe, Bristol**  
, BS14 0AJ

**£325,000**



**HUNTERS®**  
HERE TO GET *you* THERE

# Haycombe, Bristol

## DESCRIPTION

This fantastic semi-detached property is perfect for families and couples. With its ideal location, you'll enjoy easy access to public transport links, nearby schools, and local amenities. The property boasts a spacious open-plan kitchen with a kitchen island, modern appliances, and a dining space, perfect for entertaining guests. The kitchen also benefits from plenty of natural light. The reception room offers a comfortable lounge area. There are three well-lit bedrooms; Bedroom one and Bedroom two both feature double beds and built-in wardrobes, providing ample storage space. The property also includes a modern shower room. Additional features include a garage, parking space, and an enclosed rear garden. Don't miss the opportunity to make this property your new home.



# ROOMS

## ENTRANCE PORCH

Double glazed entrance door into porch, door into Lounge.

## LOUNGE

uPVC double glazed window to front elevation, stairs rising to first floor, laminate flooring, radiator.

## KITCHEN/DINER

uPVC double glazed window to side elevation, double glazed door to rear garden, double glazed sliding doors to rear garden, fitted with a range of wall and base units with work tops over incorporating single drainer sink unit with mixer tap over, built in electric oven and induction hob over, integrated fridge freezer and washing machine, laminate flooring, radiator.

## FIRST FLOOR LANDING

Double glazed window to side elevation, loft access.

## SHOWER ROOM

uPVC double glazed window to rear elevation, shower cubicle with mixer shower over, low level w.c, wash hand basin set within vanity unit, fully tiled walls, ceiling spot lights, extractor fan and heated towel rail.

## BEDROOM ONE

uPVC double glazed window to front elevation, radiator, tv point.

## BEDROOM TWO

uPVC double glazed window to rear elevation, storage cupboard housing combination boiler, laminate flooring, further storage area.

## BEDROOM THREE

uPVC double glazed window to rear elevation, radiator, laminate flooring, storage cupboard.

## OUTSIDE

## REAR GARDEN

Enclosed by boundary wall and fence surrounds, rear access gate, courtesy door to garage, mainly laid to patio with mature shrubs.

## GARAGE

Double glazed side door, double glazed window, electric door, power and light.

## OFF STREET PARKING

Off street parking for one vehicle in front of the garage.

## FRONT GARDEN

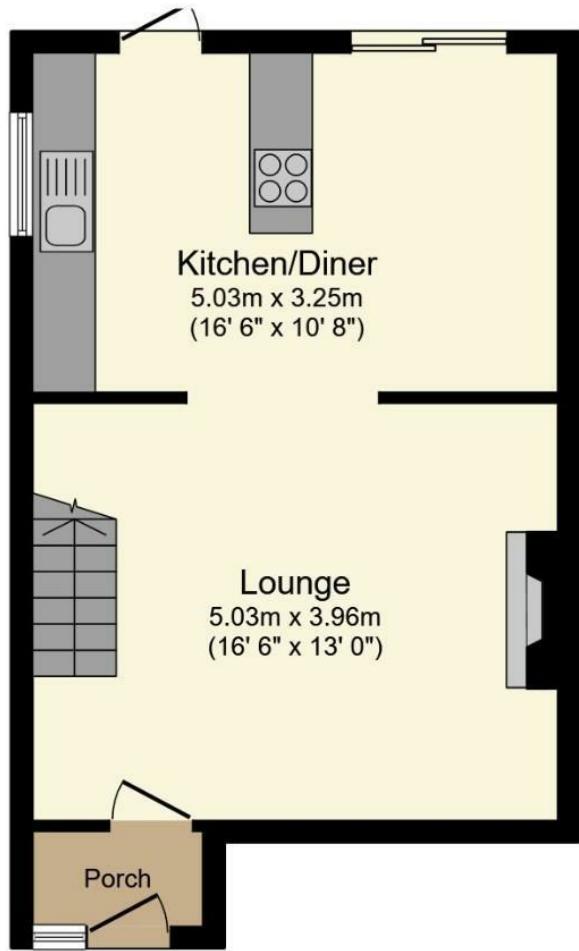
Path to front door, mainly laid to lawn.

Material Information - Whitchutch

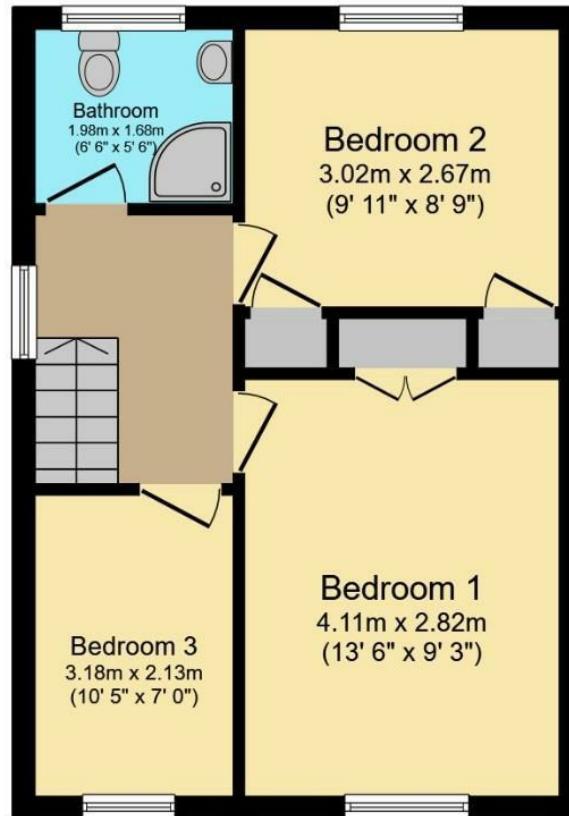
Tenure Type; Freehold

Council Tax Banding; C





**Ground Floor**

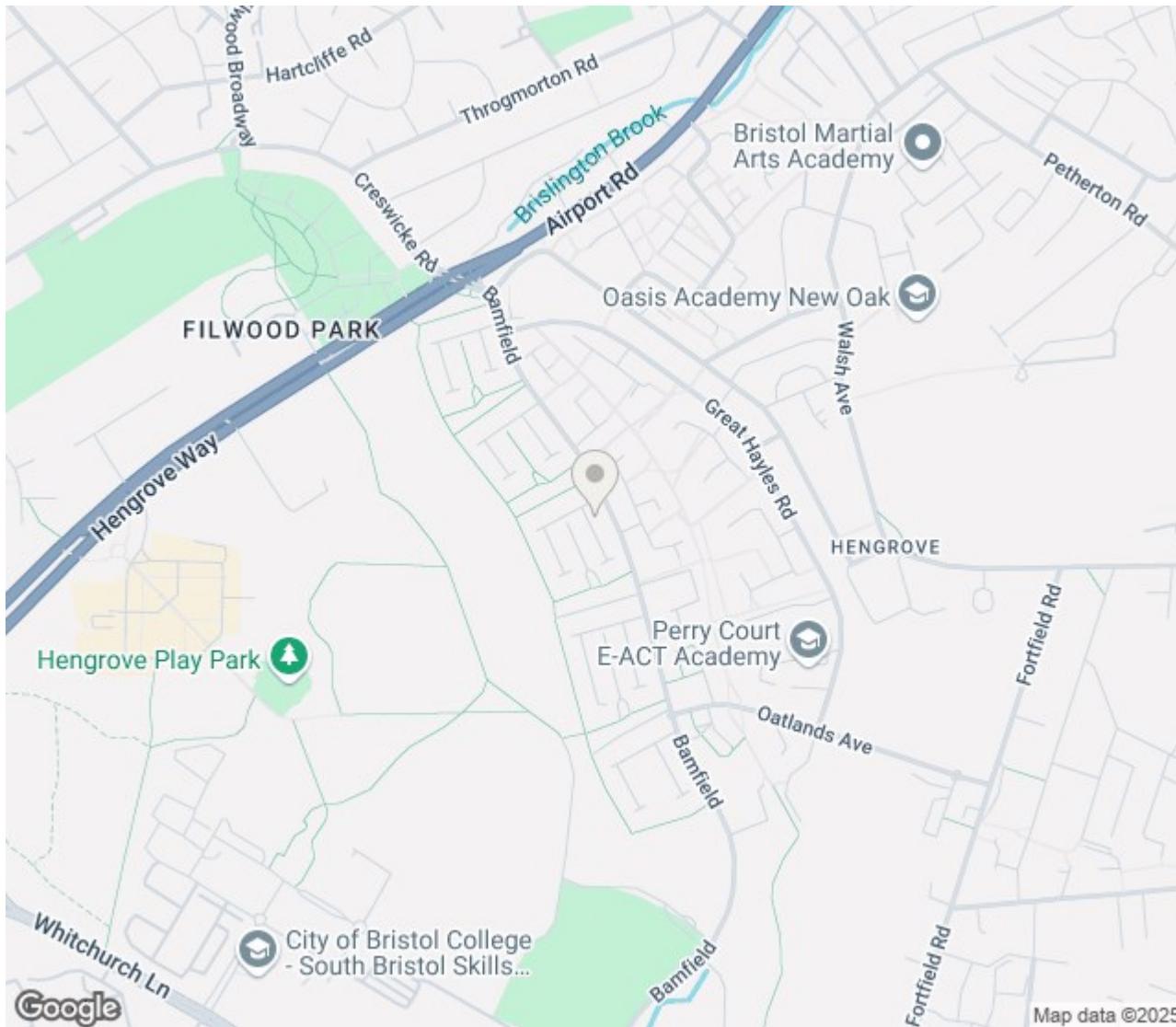


**First Floor**

Total floor area 75.6 sq.m. (814 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		72
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2010/31/EU

### 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**





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.