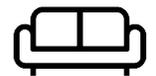




Staunton Way, Bristol
, BS14 0TU

£345,000

 **2**  **1**  **1**  **B**



Staunton Way, Bristol

DESCRIPTION

This two-bedroom semi-detached house is offered for sale in a sought-after residential area of Bristol, well placed for local amenities, schools and transport links.

The ground floor comprises a modern kitchen to the front, benefiting from good natural light, and a ground floor W/C. To the rear, a light and airy lounge features bifold doors opening directly onto the enclosed rear garden, creating a pleasant connection between indoor and outdoor space. The garden offers a private setting for seating and recreation. Upstairs are two double bedrooms and a modern bathroom.

The property benefits from two allocated parking spaces and solar panels, providing an appealing practical advantage for running costs and convenience.

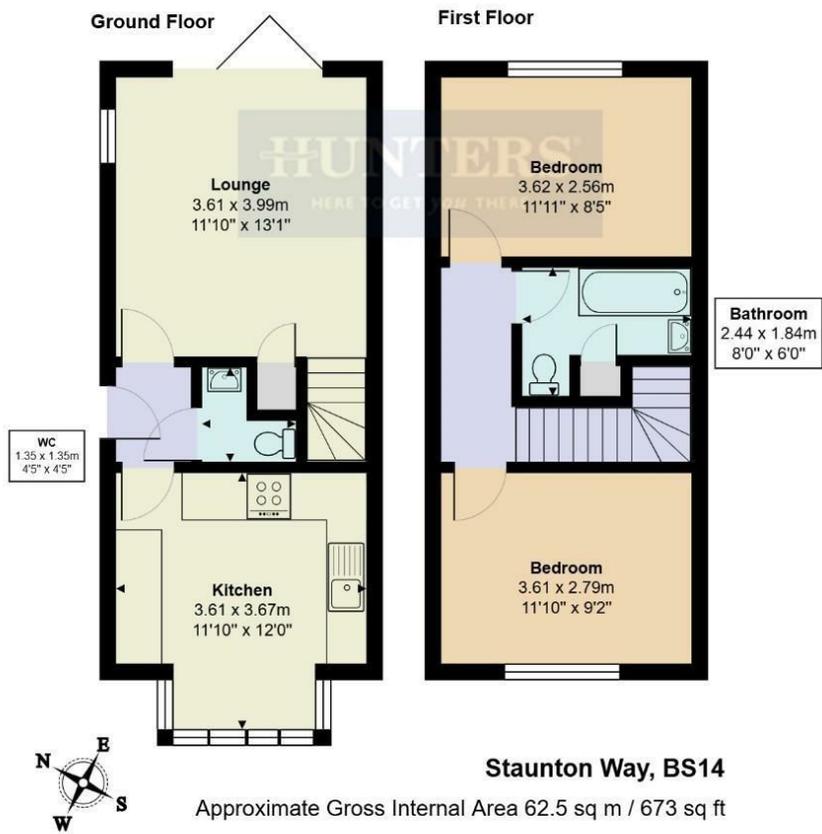
The location offers good access to nearby schools suitable for families, as well as local shops and services. Bristol city centre is reachable by road and public transport, with nearby bus routes providing links into central Bristol and surrounding areas.

For rail connections, residents can make use of Bristol Temple Meads station, accessible by car or bus, with direct services to Bath, Cardiff, London Paddington and other major destinations. This makes the property suitable for those who commute or require regular travel.

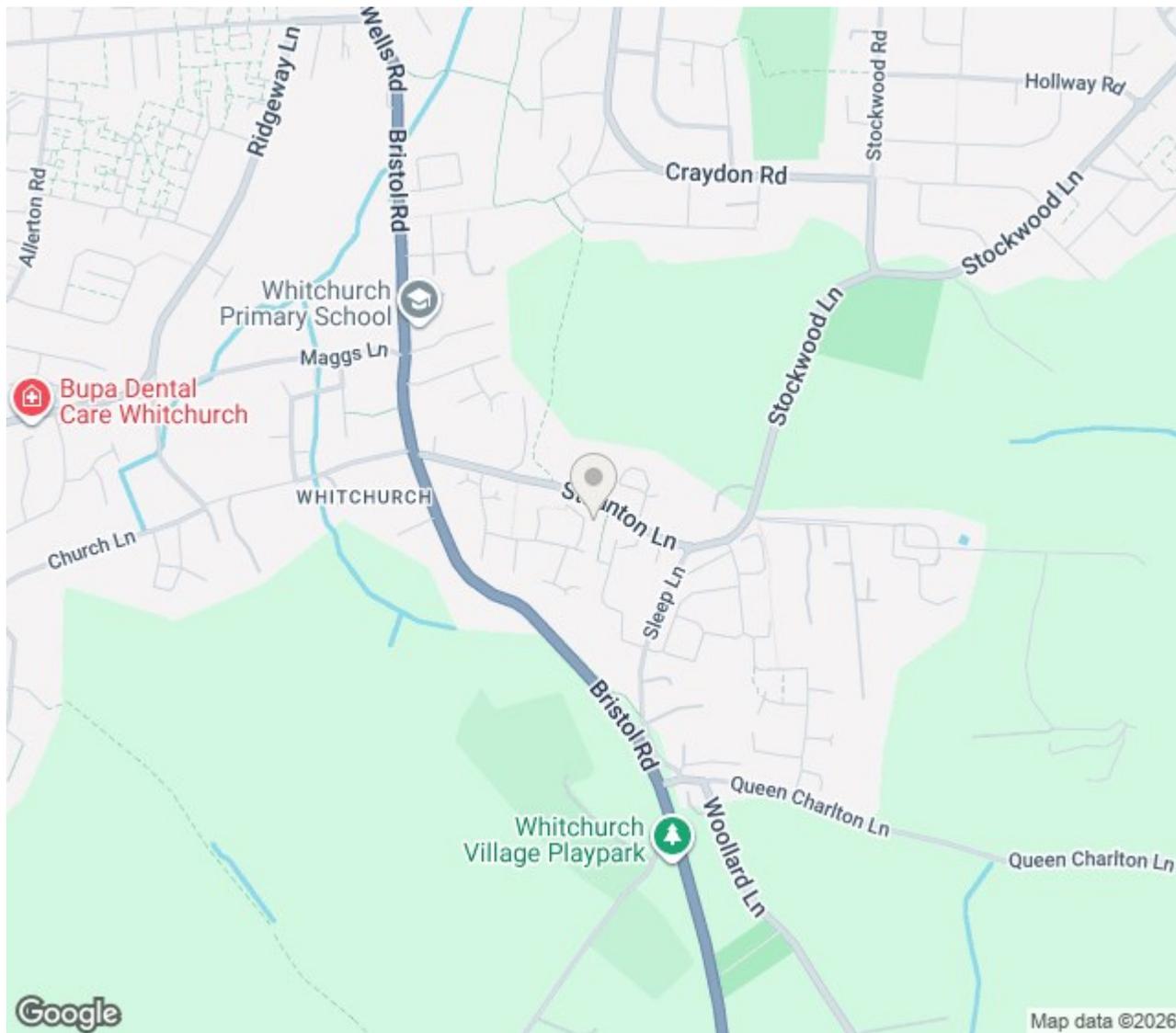
Green spaces and local parks within the wider area of south Bristol offer opportunities for walking and leisure, while various cafés, supermarkets and everyday amenities can be found in nearby local centres. This property is well suited to first-time buyers and families seeking a two-bedroom semi-detached house in a convenient Bristol location.











ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.