



**Archer Walk, Bristol**  
, BS14 8LF

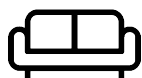
**£302,500**



**3**



**1**



**2**



**D**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE



# Archer Walk, Bristol

## DESCRIPTION

We are delighted to present this end of terrace house, currently listed for sale. This property boasts an array of impressive features that make it an excellent choice for first-time buyers or families looking for a spacious and comfortable home.

The house comprises two reception rooms. The first is a light and airy lounge, perfect for entertaining or relaxing. The second reception room, a conservatory which benefits from large windows, providing an abundance of natural light and a stunning view of the rear garden which is easy accessed through the patio doors. There is also a study room providing an ideal space for working from home and a handy downstairs w/c.

The property includes a generous kitchen, filled with natural light and offering ample dining space, providing a spacious area for preparing meals and entertaining guests.

The house benefits from three bedrooms. The master bedroom and second bedroom are good size doubles and there is a further single bedroom. There is a family bathroom that completes this layout.

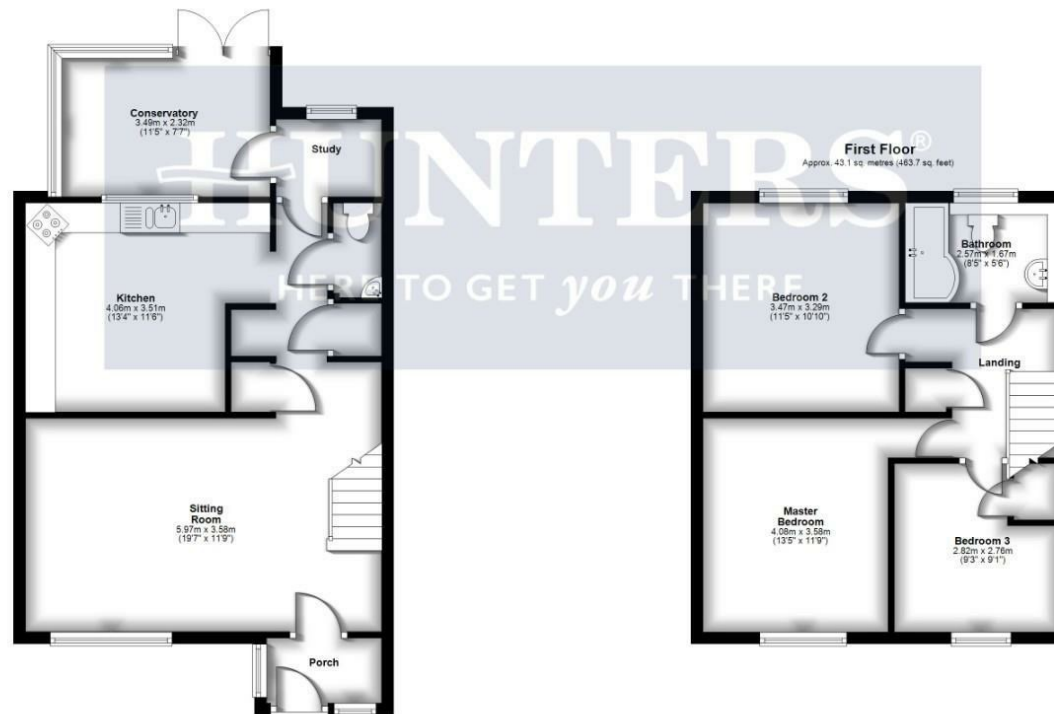
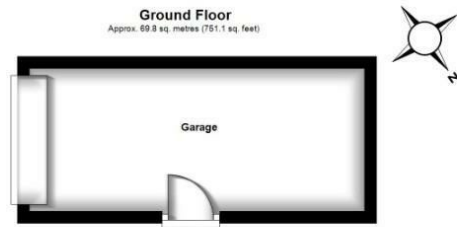
Outside, the property impresses with a front fenced garden and a low maintenance, enclosed rear garden with a garage. The garden incorporates a decking area, perfect for outdoor dining or relaxation. There is also a side garden with a handy storage shed.

Located close to public transport links, local amenities and schools, this house is perfectly situated for convenience and accessibility. This property is a unique find, promising a comfortable and enjoyable living experience. Call today to arrange a viewing!





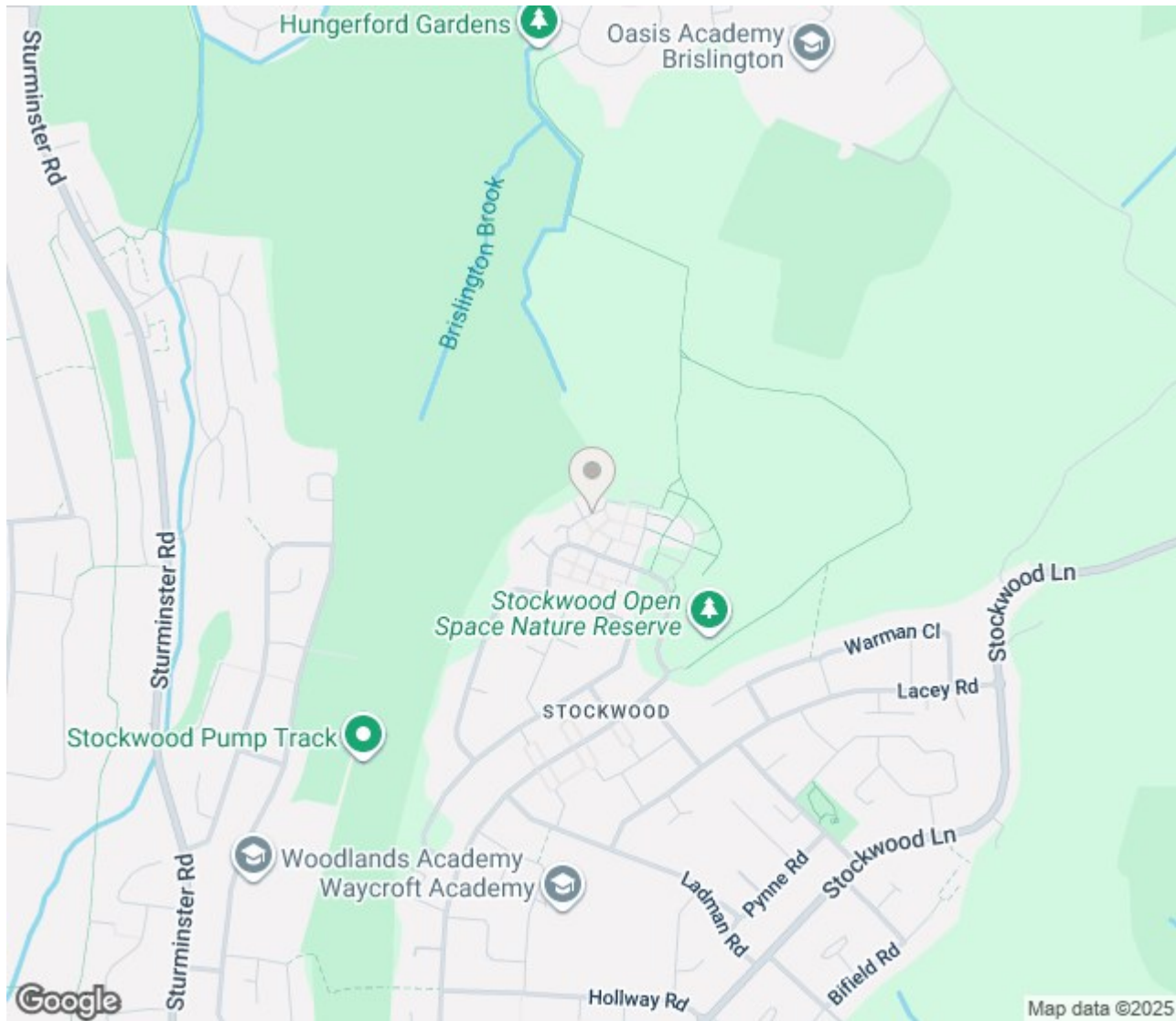




Total area: approx. 112.9 sq. metres (1214.8 sq. feet)







## ENERGY PERFORMANCE CERTIFICATE

### 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>		<b>79</b>
(55-68) <b>D</b>	<b>67</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	

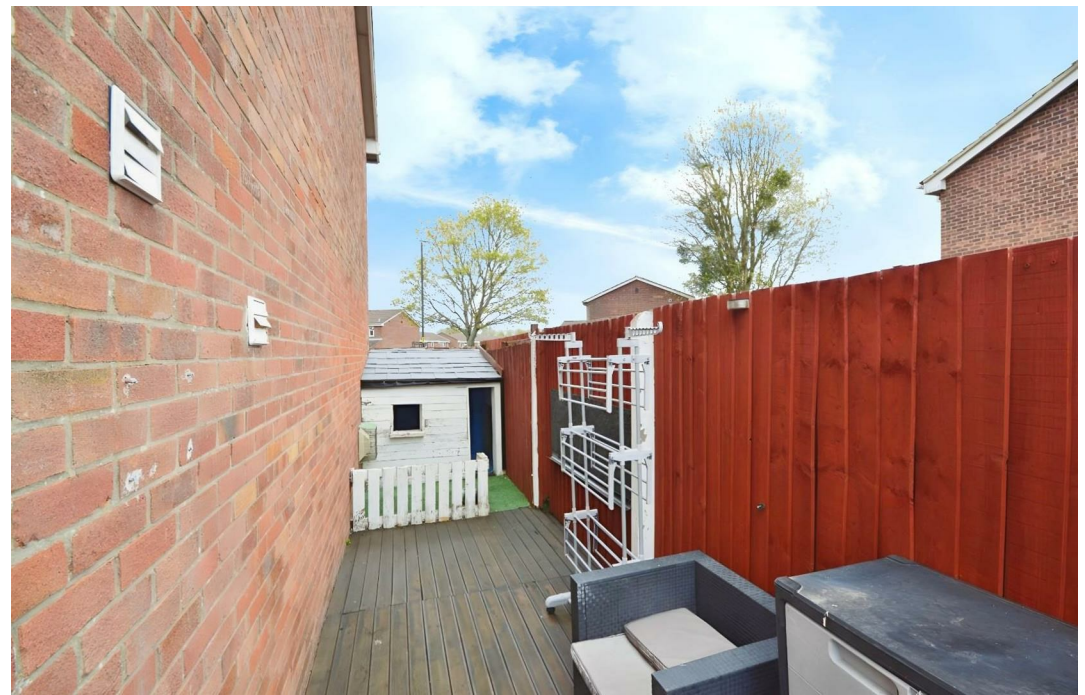
### Thinking of Selling?

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.

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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.