



Hartcliffe Way,

- Three Bedrooms
- Off Street Parking
- Downstairs Bathroom
- Gas Central Heating
- Large Garden
- Popular Location
- Ideal For First Time Buyers
- uPVC Double Glazed

£325,000

HUNTERS[®]
HERE TO GET *you* THERE

Hartcliffe Way,

DESCRIPTION

Hunters BS3 are pleased to offer to the market this well presented three bedroom home on Hartcliffe Way, Bedminster. Offered with no onward chain and sitting close to schools and amenities the property is sure to prove ideal for any first time buyer or family looking for an ideal first property.

Internally the property offers a large sitting room with double doors opening to the modern kitchen. The bathroom is fitted with a modern white three piece suite to include a 'P' shaped bath & WC. Upstairs, there are three good sized bedrooms two of which will fit double beds, whilst the third is an ideal single/ nursery

Externally to the rear the property offers a large rear garden, complete with a substantial decked area. To the front, there is off street parking for two vehicles, with an attractive foot path to boot. This property is ideal for any first time buyer looking to get on the ladder, so please call Hunters today to arrange a viewing.

TENURE
Freehold

COUNCIL TAX BAND
B

EPC BAND - C - Please see below for full link;
<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2764-7150-2902-8511>

FIND THE PROPERTIES EXACT LOCATION USING WHAT3WORDS-
<https://what3words.com/zealous.school.clip>
Head to what3words website and use 'zealous.school.clip'

FOLLOW US ON INSTAGRAM FOR PROPERTY NEWS AND DETAILS-
Simply head to Instagram and search Hunters_South
https://www.instagram.com/hunters_south/





GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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.

Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

165 East Street, Bedminster, BS3 4EJ

Tel: 0117 953 5375 Email:

bedminster@hunters.com <https://www.hunters.com>

