



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

28 Headford Road, Bristol, BS4 1QE

28 Headford Road, Bristol, BS4 1QE

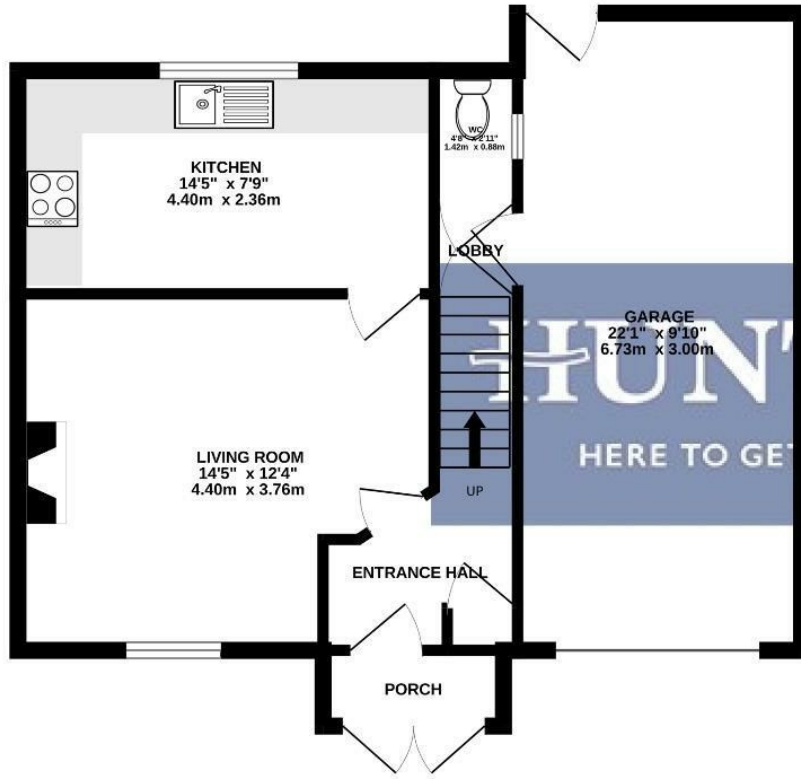
Asking Price £285,000

Hunters Estate Agents BS4 are thrilled to present to the sales market this lovingly cared for, three bedroom semi detached home on the ever popular Headford Road. Well situated with amenities, major bus links and popular schools all within close proximity.

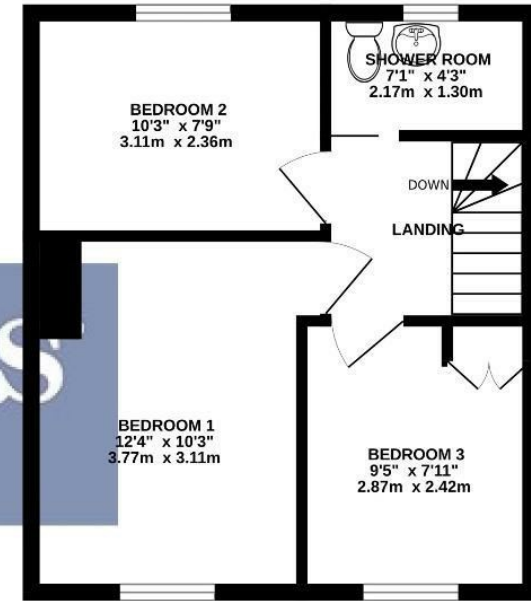
Briefly comprising a porch, entrance hall, living room, kitchen and W/C to the ground floor. With the first floor benefiting from three bedrooms and a wet room. Further benefits include a large garage to the side, off street parking via a dropped kerb, beautiful rear garden, gas central heating and double glazing. Call now to book an internal viewing on 0117 972 394.

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948  
knowle.bristol@hunters.com | www.hunters.com

GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.4 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 ©2023

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			
		70	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**PORCH**

PVCu entrance door, laminate flooring, door into entrance hall

**ENTRANCE HALL**

Laminate flooring, cupboard housing fuse board, stairs rising to first floor

**LIVING ROOM**

Window to front aspect, laminate flooring, radiator, log burner, TV point

**KITCHEN**

Range of matching units with roll worktops over, integrated stainless steel 1.5 sink with mixer tap, space and plumbing for washing dishwasher, space for upright fridge/freezer, window to rear aspect, hob with underslung oven, tiled splash back, radiator

**W/C**

Tiled flooring, window to side aspect, radiator

**LANDING**

Solid Oak stairs rising from ground floor, window to side aspect, loft hatch

**BEDROOM ONE**

Window to front aspect, radiator, carpet

**BEDROOM TWO**

Window to rear aspect, carpet, radiator

**BEDROOM THREE**

Window to front aspect, carpet, radiator

**WET ROOM**

Wet room comprising electric shower, wash hand basin and toilet, window to rear aspect, radiator

**GARAGE**

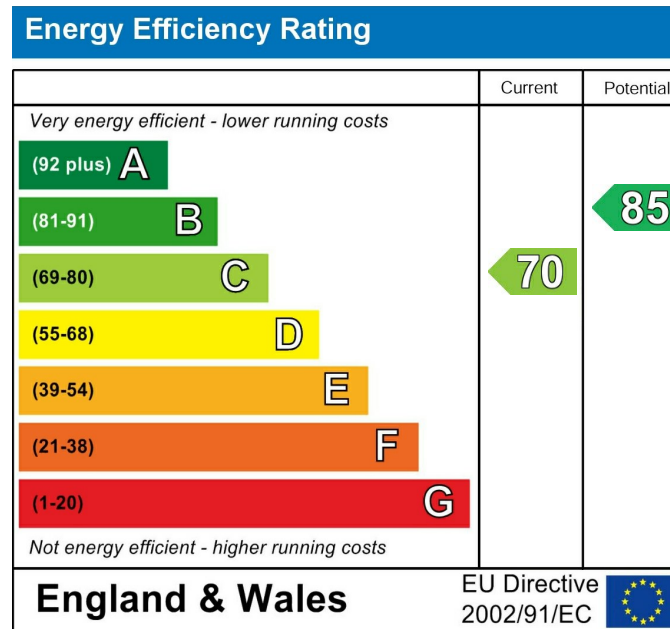
Electric roll away door, electric and lighting, electric car charge point, plumbing for washing machine, door out to rear garden

**FRONT GARDEN**

Off street parking via dropped kerb, stone area and walkway

**REAR GARDEN**

Mature large enclosed rear garden laid mainly to lawn, flower borders with beautiful plants, shrubs and trees, patio area



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. 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.









