



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

**32 Vowell Close, Bristol, BS13 9HS**

## **32 Vowell Close, Bristol, BS13 9HS**

£285,000

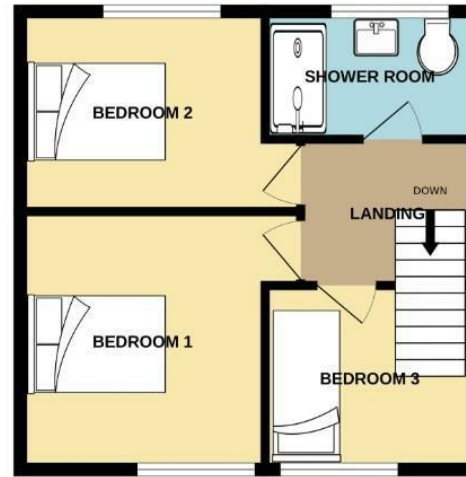
A beautifully presented three bedroom semi-detached home tucked away in a cul-de-sac in the popular Withywood Area, offered for sale with NO ONWARD CHAIN. The accommodation comprises in brief of a living room, kitchen, dining room, conservatory, downstairs W/C, three bedrooms and shower room. The property is situated near local amenities and within walking distance to the local primary school. Also within easy access of the City Centre via the South Bristol Link Road. This property would be suitable for either first time buyers looking to get on the property ladder or investors, as there is a potential rental income of approx £1400 PCM. Further benefits include a rear garden with workshop, no onward chain and off-road parking. Call today to view!

Hunters Bishopsworth 25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441  
bishopsworth@hunters.com | www.hunters.com

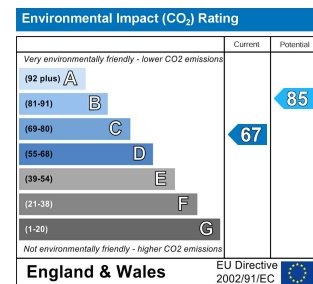
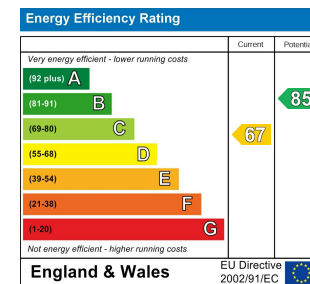
GROUND FLOOR



1ST FLOOR



Made with Metropix ©2023



**PORCH**

6'9" x 3'7"

Access from the front door into the porch. Door leading into W/C. Double glazed window to the side. Door leading into living room.

**W/C**

6'3" x 2'9"

Access from the porch leading into the living room. Low level W/C. Wash hand basin. Double glazed window to the front.

**LIVING ROOM**

16'7" x 11'4"

Access from the porch leading into the living room. Double glazed window to the front. Open fire. Stairs leading from the ground floor to the first floor. Door providing access in to kitchen.

**KITCHEN**

11'10" x 8'7"

Access from the living room into the kitchen. Opening leading into dining room. Double glazed window to the rear of the property. Range of wall and base units with roll edge work tops. Inset sink with mixer tap. Electric oven with hob and extractor over. Integrated fridge freezer, washing machine and dishwasher.

**DINING ROOM**

9'4" x 7'7"

Access from the kitchen leading into the dining room. Patio doors providing access into conservatory.

**CONSERVATORY**

9'4" x 7'4"

Access from the dining room into the conservatory. Patio doors leading into rear garden.

**LANDING**

6'3" x 5'9"

Stairs leading from the ground floor to the first floor. Doors into all upstairs rooms.

**BEDROOM ONE**

11'4" x 11'3"

Access from the landing leading into bedroom one. Double glazed window to the front. Access to two storage cupboards.

**BEDROOM TWO**

12'2" x 8'6"

Access from the landing leading into bedroom two. Double glazed window to the rear of the property.

**BEDROOM THREE**

8'2" x 7'10"

Access from the landing leading into bedroom three. Double glazed window to the front of the property.

**SHOWER ROOM**

7'4" x 5'5"

Access from the landing leading into the shower room. Double glazed window to the rear. Low level W/C. Wash hand basin. Walk in shower.


**FRONT GARDEN**

The front of the property is laid to hard standing allowing off-road parking for two vehicles.

**REAR GARDEN**

The rear garden is mostly laid to patio and shingle. There is a built in seated area. Pond. Access into the workshop. The workshop has power and lighting.

**Energy Efficiency Rating**

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            | <b>85</b>   |
| (69-80) <b>C</b>                                   | <b>67</b>                  |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>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. 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.







