



Headley Road, Bristol

- Detached
- Stunning Family Home
- Enclosed Rear Garden
- Close To Local Schools & Amenities
- Stunning Kitchen/Diner
- Popular Headley Park Location
- Off Street Parking
- Two Reception Rooms
- Four Bedrooms
- Call Today To View!

Offers In Excess Of £400,000

Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

Headley Road, Bristol

DESCRIPTION

Hunters Estate Agents are pleased to bring to the market a stunning, fully renovated four bedroom detached family home situated in the ever popular Headley Park area. The property comprises of a living room, dining room, kitchen, utility room, downstairs W/C, bathroom, three bedrooms and a garage conversion that is currently being used as a bedroom with an en-suite. Also benefits from off street parking for 3-4 vehicles and an enclosed rear garden. Call today to view!



Council Tax:

GROUND FLOOR



1ST FLOOR



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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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		85	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		(69-80) C	
(55-68) D	60	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			

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

Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 if you wish to arrange a viewing appointment for this property or require further information.

25 Highridge Road, Bristol, BS13 8HJ

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