



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

9 Pavey Road, Bristol, BS13 0LA

9 Pavey Road, Bristol, BS13 0LA

£270,000

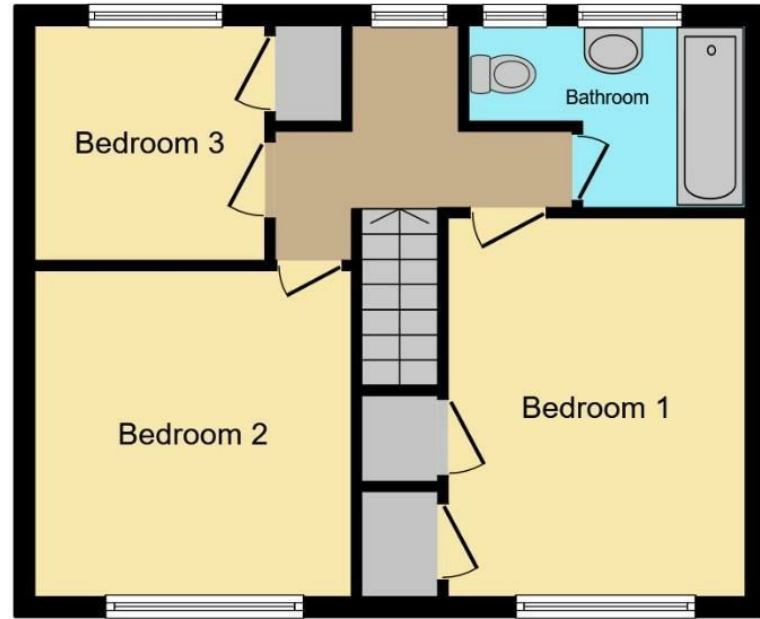
Situated on a quiet road in South Bristol and being sold with NO ONWARD CHAIN is this three bedroom terraced home. Located only a short walk to surrounding schools, shops and bus links and also, within easy access of Central Bristol via the South Bristol Link Road. The property briefly comprises of an entrance hallway, lounge diner, kitchen and utility. On the first floor you will find three bedrooms and bathroom. Further benefits include off street parking and a rear garden which has been beautifully manicured by the current residents offering a mixture of mature trees, shrubs and plants. Call today to view!!

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





**Ground Floor**  
 Floor area 42.7 m<sup>2</sup> (460 sq.ft.)



**First Floor**  
 Floor area 44.0 m<sup>2</sup> (474 sq.ft.)

**TOTAL: 86.7 m<sup>2</sup> (934 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(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	

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	

## GROUND FLOOR

### Entrance

Access to the property through the front door into the entrance hallway. Stairs leading from the ground floor to the first floor. Access to lounge diner and kitchen.

### Lounge Diner

18'4" x 11'1" narrowing to 14'2"

Leading from the hallway and kitchen into the lounge diner. Double glazed window to the front. French doors leading to the rear garden.

### Kitchen

9'0" x 9'10"

Leading from the entrance hallway/ lounge diner into the kitchen. Double glazed window to the rear. Mixture of wall and base units. Inset sink. Space for fridge & freezer. Wall and base units. Door to utility room. Door leading to rear garden.

### Utility Room

6'5" x 7'0"

Leading from the kitchen into the utility room. Space and plumbing for washing machine, dishwasher and tumble dryer. Double glazed window to the front. Door leading to front garden.

## FIRST FLOOR

### Bedroom One

12'4" x 9'9"

Leading from landing, double glazed window to front. Storage cupboards. Radiator.

### Bedroom Two

10'0" x 11'2"

Leading from landing, double glazed window to front. Radiator.

### Bedroom Three

8'0" x 8'4"

Leading from landing, double glazed window to rear. Radiator. Storage cupboard.

### Family Bathroom

Leading from the landing into the bathroom. Double glazed windows to the rear. The bathroom consists of a W/C, wash basin and bath with shower above.

## OUTSIDE


### Rear Garden

Access to the rear garden via the kitchen door. Patio & lawned area. Mixture of mature trees, shrubs and plants. Outside power and tap.

### Front Garden

Off-street parking, access to front of property, access to utility room.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>69</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 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.



















