



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

61 Headley Park Avenue, Bristol, BS13 7NW

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£290,000

Situated in the popular and sought-after area of Headley Park and within close proximity to local schools and amenities, is this three bedroom terraced home being offered with a COMPLETE CHAIN.

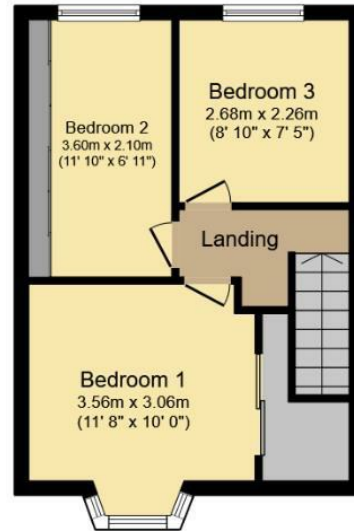
The accommodation comprises of a lounge, kitchen, downstairs bathroom and three bedrooms. Further benefits include a conservatory, driveway, a generous garden and private rear access with addition parking.

Contact us today to arrange a viewing!

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**Ground Floor**  
Floor area 45.2 m<sup>2</sup> (486 sq.ft.)



**First Floor**  
Floor area 32.4 m<sup>2</sup> (348 sq.ft.)

**TOTAL: 77.5 m<sup>2</sup> (835 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) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## GROUND FLOOR

Access from the front door into entrance porch with door leading in lounge.

### Lounge

12'5" x 11'9"

Access from the entrance porch into the lounge. Double glazed bay window to front, door leading to kitchen.

### Kitchen

13'5" x 11'9"

Access from the lounge into the kitchen. Range of wall and base units with stainless steel sink. Storage cupboard, door leading to conservatory, and door leading to downstairs bathroom.

### Downstairs Bathroom

7'1" x 16'4"

Access from the kitchen into the downstairs bathroom. Bath with electric shower over. Low level W/C. Wash hand basin.

### Conservatory

10'0" x 8'11"

Door leading from kitchen into conservatory. Doors leading into rear garden.

## FIRST FLOOR

### Bedroom One

11'8" x 10'0"

Door leading from landing into Bedroom One. Fitted wardrobes housing boiler and electric points. Double glazed window to the front.

### Bedroom Two

11'9" x 6'10"

Door leading from landing onto Bedroom Two. Double glazed window to rear.

### Bedroom Three

8'9" x 7'4"

Door from landing leading to bedroom three. Double glazed window to rear.

## OUTSIDE


### Rear Garden

Doors from conservatory leading to rear garden. Part patio and lawn laid. Access to rear lane with additional parking.

### Front Garden

Driveway for parking leading to entrance porch.

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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.

