



Mellent Avenue, Bristol

- Three Bedrooms
- Kitchen/Diner
- Large Garden
- Excellent Condition
- Off Street Parking
- Contact today to view!

Guide Price £280,000

Tenure: Freehold

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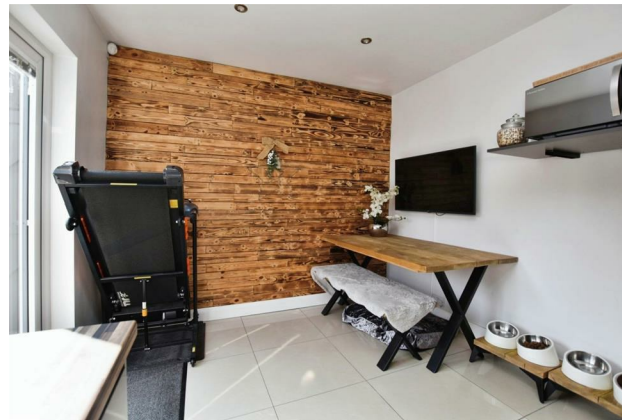
DESCRIPTION

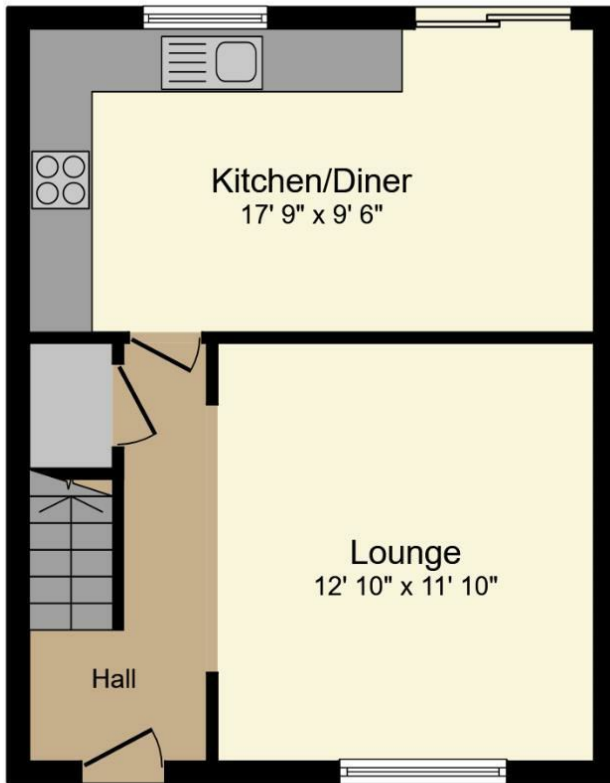
Introducing to the market this well-presented three-bedroom terraced home, ideally located in the desirable South Bristol area.

This charming property features a spacious lounge with storage, a modern kitchen/diner with underfloor heating, three well-proportioned bedrooms, and a family bathroom. The large enclosed south-facing rear garden includes an outbuilding, offering additional versatility, while the front garden provides off-street parking.

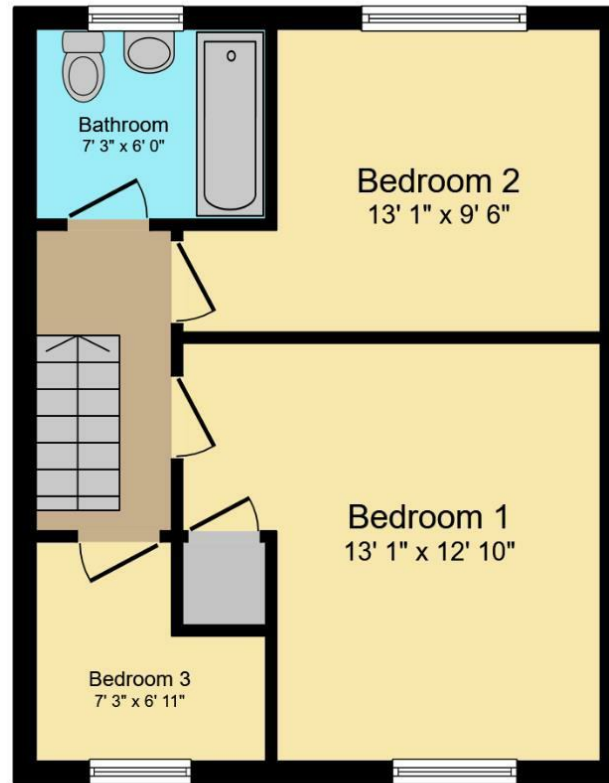
Nestled on a quiet residential street, the home is just a short walk from local schools and shops, with convenient access to the City Centre via nearby bus routes and the South Bristol Link Road.

Perfect for first-time buyers or those seeking to move up the property ladder, early viewings are highly recommended to appreciate all that this home has to offer.





Ground Floor



First Floor

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

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
Tel: 0117 244 4441 Email:
bishopsworth@hunters.com <https://www.hunters.com>



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		95	(92 plus) A
(81-91) B		79	(81-91) B
(69-80) C			(69-80) C
(55-68) D			(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
			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.

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

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