



## Wroughton Drive, Bristol

- No Chain
- Ground Floor Apartment
- Gas Central Heating & Double Glazing
- Council Tax band: A
- Two Bedrooms
- Allocated Parking Space
- EPC Rating: C
- 999 Year Lease

**£180,000**

**Tenure: Leasehold**

**HUNTERS<sup>®</sup>**

HERE TO GET *you* THERE

# Wroughton Drive, Bristol

## DESCRIPTION

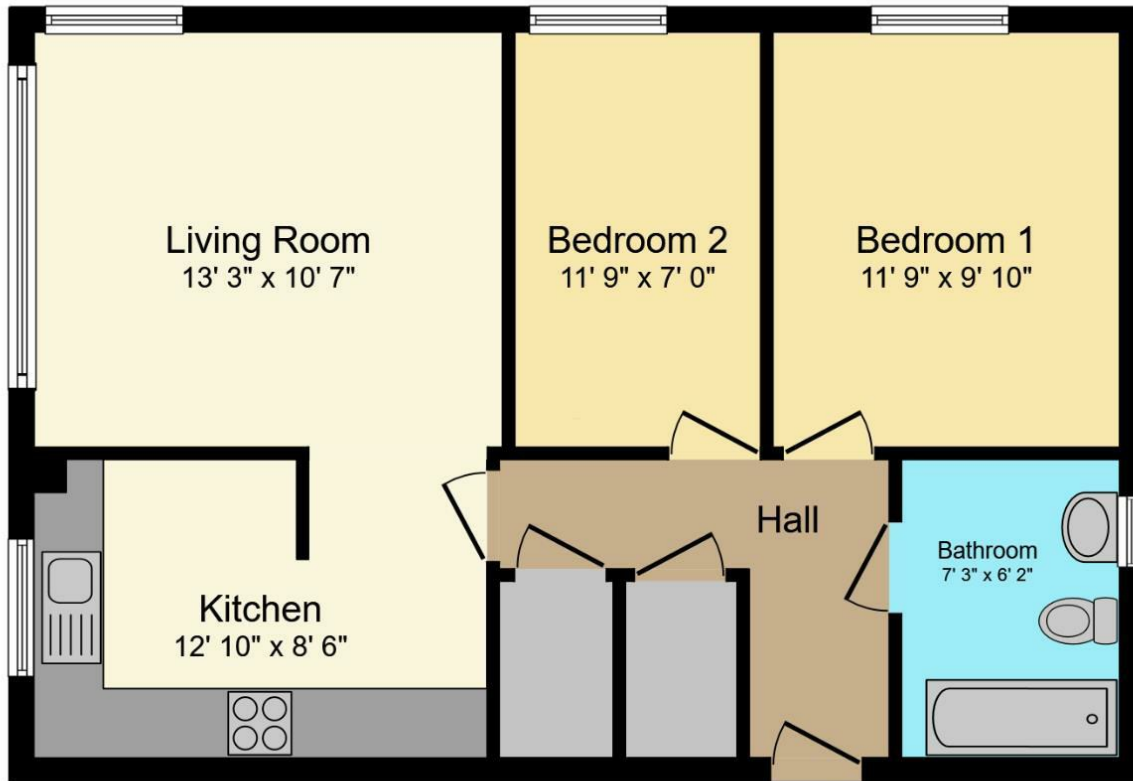
Introducing a rare opportunity to acquire this delightful two-bedroom ground floor apartment, offered to the market with no onward chain, making it ideal for both first-time buyers and investors looking for a straightforward purchase.

The well-presented accommodation includes an inviting entrance hall with ample built-in storage, leading to a spacious and contemporary open-plan kitchen and living area, perfect for modern living and entertaining. The apartment features two generously sized bedrooms, offering comfortable and versatile spaces, along with a well-appointed family bathroom.

Additionally, the property benefits from an allocated parking space, providing added convenience, and is set within a well-maintained development. Its ground-floor location ensures easy access, while the surrounding area boasts excellent transport links and local amenities, adding to the property's overall appeal. This is a wonderful opportunity for those seeking a ready-to-move-into home with plenty of potential.



Council Tax: A



Floor Plan

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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	78	78	
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

