

Durville Road, Bristol

- Semi-Detached House
- Living Room/Diner
- Two Bathrooms
- Enclosed Rear Garden
- Headley Park
- Kitchen
- Two Double Bedrooms
- Driveway with Garage

£290,000

Tenure: Freehold

HUNTERS®

HERE TO GET *you* THERE

Durville Road, Bristol

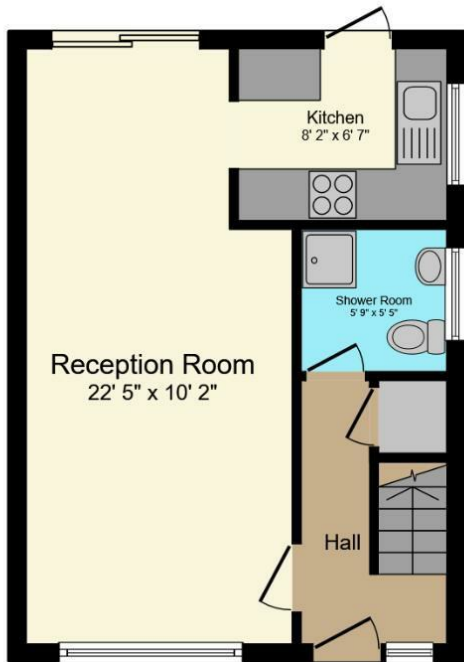
DESCRIPTION

Presenting this charming two-bedroom semi-detached home, nestled in the heart of Headley Park and offered with no onward chain.

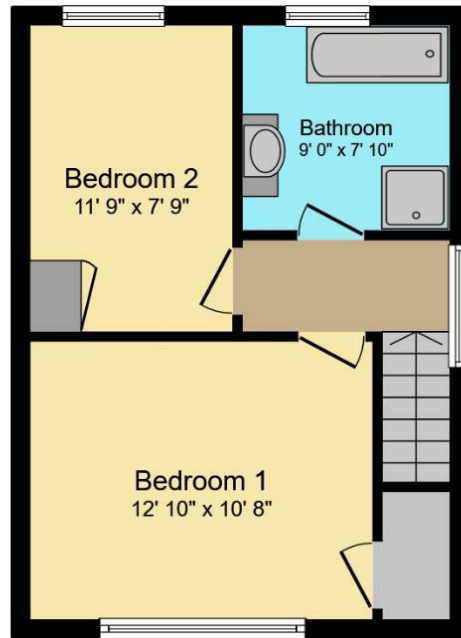
In brief, the property comprises an entrance hall with access to a downstairs bathroom, a spacious lounge leading to a separate kitchen, and direct access to the rear garden. On the first floor, there are two double bedrooms and a modern bathroom. Externally, the home boasts a large garage and a driveway with space for multiple vehicles, enhancing its practicality.

Located in the sought-after Headley Park area, this home is close to well-regarded schools, open green spaces, and local amenities. The popular Imperial Retail Park is just a 2-minute drive away, offering a variety of shops. With convenient access to Bristol City Centre, it's an ideal location for both commuters and shoppers.

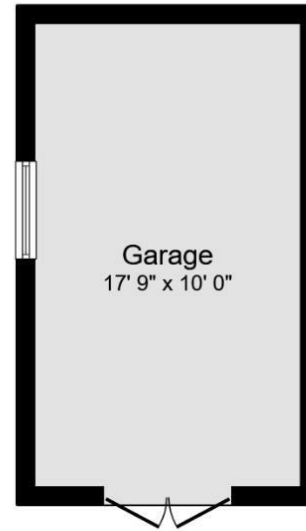




Ground Floor



First Floor



Garage

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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		72	(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

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>



HUNTERS[®]
 HERE TO GET *you* THERE