



## Aldwick Avenue, Bristol

- End Terrace
- Lounge
- Conservatory
- Off-Street Parking
- Two Double Bedrooms
- Kitchen Diner
- Rear Garden
- Contact today to view!

**Guide Price £230,000**

**Tenure: Freehold**

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HERE TO GET *you* THERE

# Aldwick Avenue, Bristol

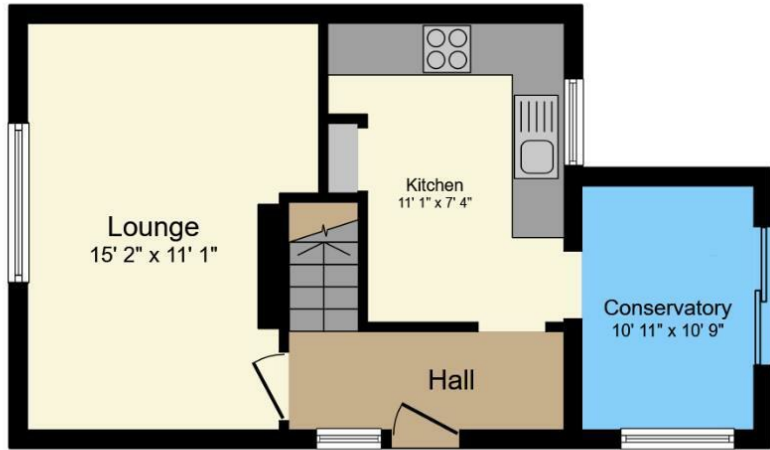
## DESCRIPTION

Introducing this charming two-bedroom end-of-terrace home, perfectly situated in South Bristol, offering excellent access to local schools, green spaces, and a variety of essential amenities. This property is ideal for first-time buyers, small families, or those looking to downsize.

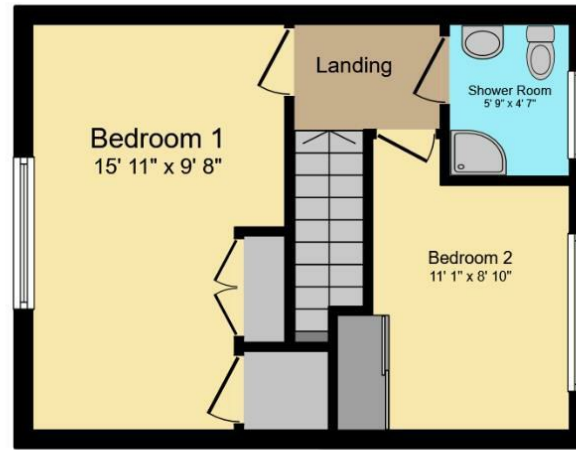
The accommodation features a welcoming entrance hall, leading to a spacious lounge perfect for relaxing or entertaining. The kitchen diner provides a functional space for cooking and dining, with direct access to a bright conservatory that overlooks the rear garden. On the first floor, you'll find two generously sized double bedrooms and a well-appointed family bathroom.

Externally, the home boasts a low-maintenance, enclosed rear garden, perfect for outdoor dining or gardening enthusiasts. To the front of the property, a private driveway provides convenient off-street parking. This home offers both comfort and convenience in a sought-after location.





Ground Floor



First Floor

## 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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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		
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.

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