

# HUNTERS®

HERE TO GET *you* THERE

**19 Maytree Avenue, Bristol, BS13 7PQ**

**Asking Price £335,000**

**Property Images**





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## Property Images



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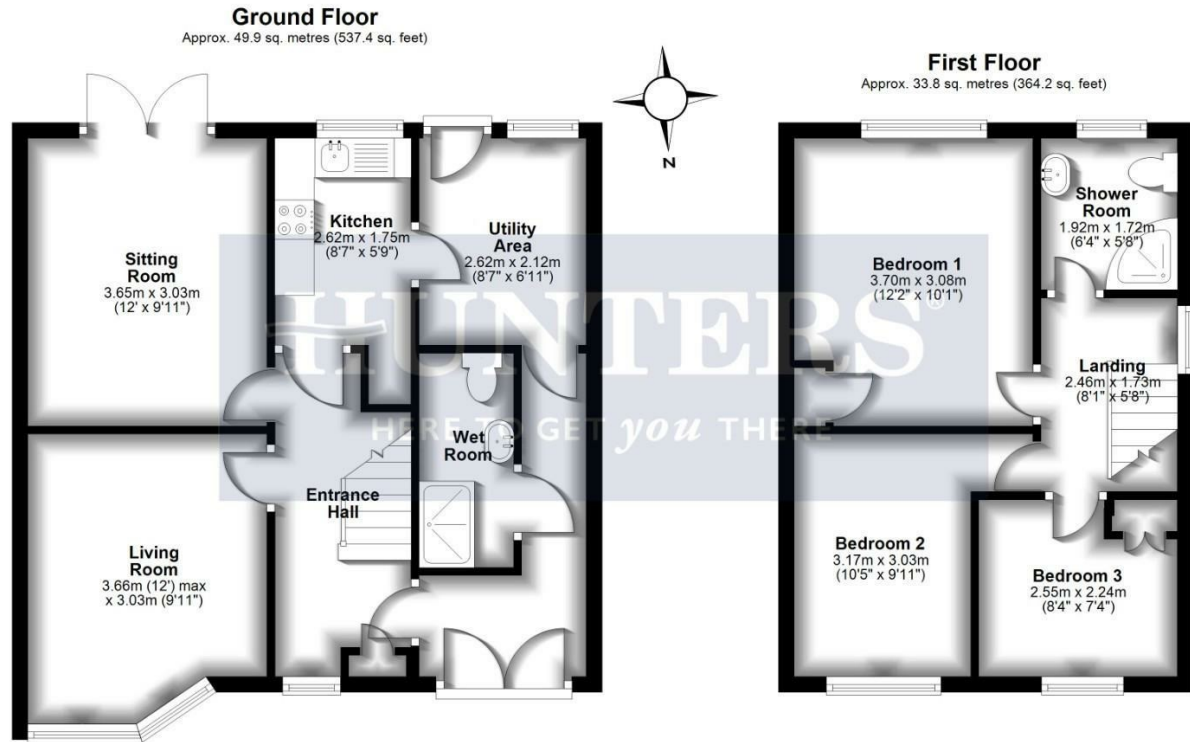
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## Property Images



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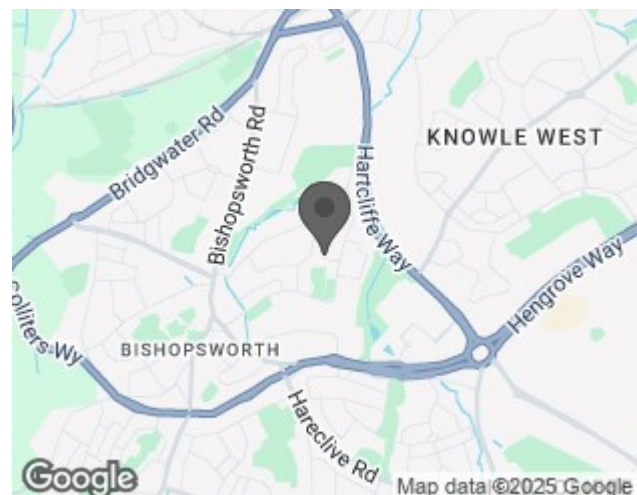


Total area: approx. 83.8 sq. metres (901.6 sq. feet)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>73</b>	<b>86</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 energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 2 Receptions: 2  
Tenure: Freehold



Introducing to the market a extended semi-detached house, now available for sale, nestled in a popular location with excellent public transport links, close proximity to local schools, parks and various local amenities. This property, with no onward chain, is an outstanding opportunity for first-time buyers and families alike.

The house offers a generous layout with two delightful reception rooms, providing ample space for both relaxation and entertainment. The living room creates a calming environment with patio doors giving you access to the rear garden, whilst the dining room presents a perfect setting for social gatherings.

The property also boasts three comfortable bedrooms, offering ample living space. Each bedroom is well-proportioned and offers a tranquil retreat from the hustle and bustle of everyday life.

The house also features two well-appointed bathrooms, a family bathroom to the first floor and a wet room to the ground floor.

The kitchen, completes the internal layout. It is a functional space, perfect for home-cooked meals and casual dining. Also can be found a handy utility room, a convenient space for laundry and additional storage, making household tasks an absolute breeze.

Externally, the house benefits from a beautiful south facing rear garden with lovely views over Dundry. The garden offers a safe and secure space for children to play or for adults to relax and unwind. Adding to the benefits, the property also provides off-street parking.

In conclusion, this house offers a harmonious blend of comfort and convenience, making it a perfect family home. Call today to arrange a viewing!

## Features

• Three Bedrooms • Extended Semi Detached Home • Two Reception Rooms • Fitted Kitchen • Utility Room • Ground Floor Wet Room • Family Bathroom • South Facing Garden • Off Street Parking • No Onward Chain