

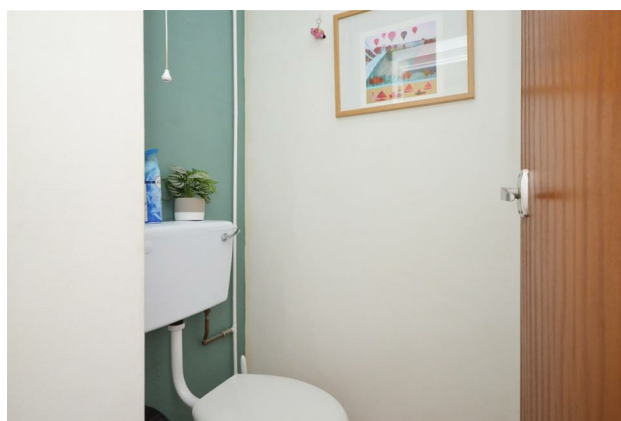
# HUNTERS®

HERE TO GET *you* THERE

17 Langford Road, Bristol, BS13 7AR

£375,000

Property Images



# HUNTERS<sup>®</sup>

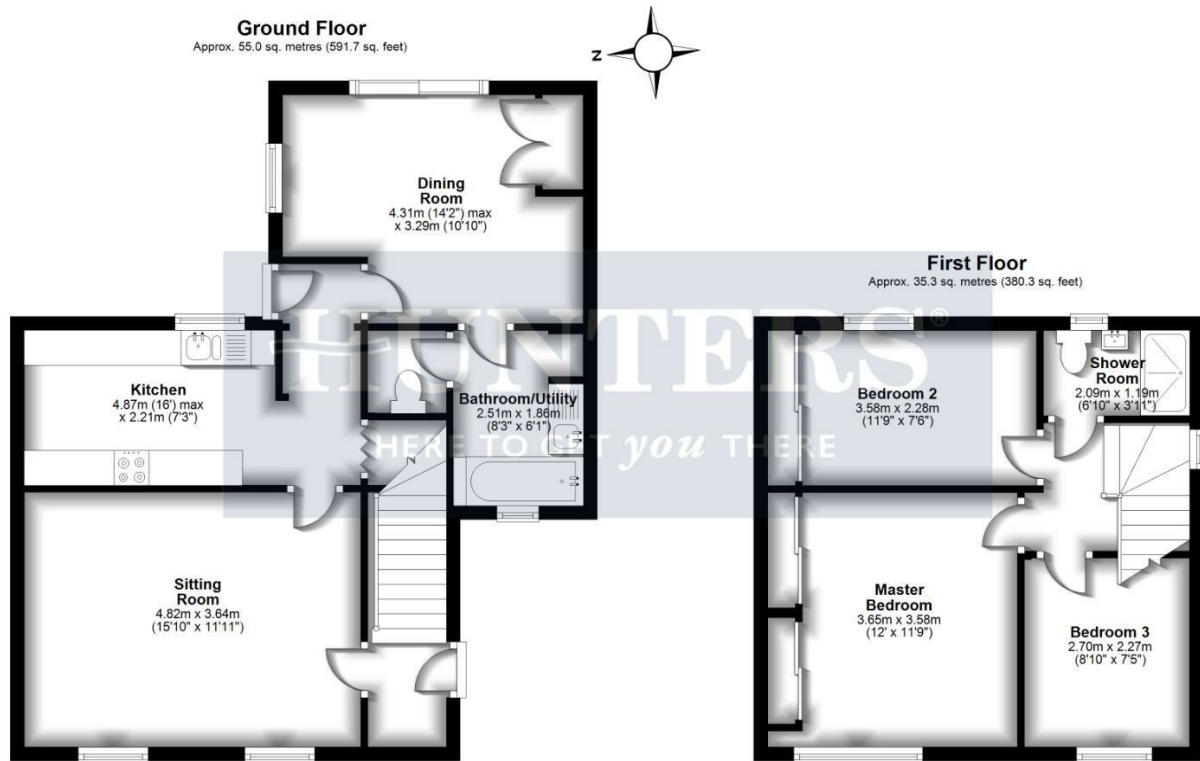
HERE TO GET *you* THERE

## Property Images



# HUNTERS®

HERE TO GET *you* THERE

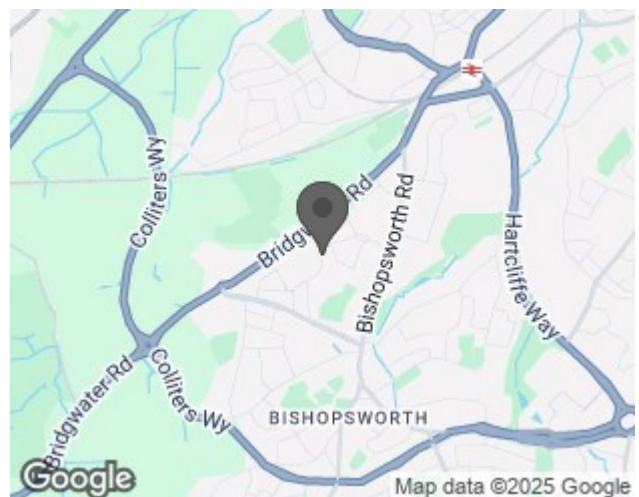


Total area: approx. 90.3 sq. metres (972.1 sq. feet)

## EPC

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>77</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>57</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

## Summary

Presenting a stunning extended semi-detached property, now available for sale. This extended home boasts an array of sought-after features that make it a perfect fit for first-time buyers or families seeking a convenient location.

The property offers a well-proportioned accommodation with three bedrooms. The first and second bedrooms are spacious doubles, while the third is a comfortable single room, catering to various needs.

The heart of the home is the modern kitchen, offering a tasteful blend of functionality and style. The property further benefits from two reception rooms. The first is a light and airy lounge, complete with a log burner, making it a perfect place to relax and unwind. The second is a dining room featuring sliding patio doors, providing easy access to the garden and filling the room with natural light.

In terms of bathing facilities, the property hosts two bathrooms. The first is a contemporary shower room, and the second is a practical ground floor bathroom with a separate w/c.

Located in a highly desirable area, the property is just a stone's throw away from public transport links, local amenities, and nearby schools. One of the unique features of the property is its private parking facility. Additionally, the property boasts a beautiful garden, offering a serene outdoor space for relaxation or entertaining.

This delightful semi-detached home guarantees a homely environment with a touch of modern comfort, making it a fantastic opportunity not to be missed.

## Features

- Extended Semi Detached Home • Lounge with Log Burner • Dining Room • Modern Kitchen • Bathroom & Separate W/C • Modern Shower Room • Off Street Parking • Enclosed Rear Garden • Popular Location • Call Today to View!