

# HUNTERS®

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**9 Bowring Close, Bristol, BS13 0DH**

**£250,000**

**Property Images**



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## Property Images










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Total area: approx. 85.4 sq. metres (919.3 sq. feet)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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 - End Terrace Beds: 2 Bathrooms: 1 Reception: 2  
Tenure: Freehold

Presenting an end of terrace house currently listed for sale. A welcoming property, ideally suited for first-time buyers or families looking for a cosy and comfortable home. The property is desirably located with convenient access to public transport links, local amenities, and nearby schools.

The house features two reception rooms, with the first being a light and airy lounge, perfect for relaxing or entertainment. The second reception room serves as a splendid dining room, which benefits from a garden view.

The property offers a well-appointed kitchen that is bathed in natural light. It offers a comfortable dining space and has been extended to accommodate a kitchen diner. In addition, the kitchen features patio doors that lead to the rear garden, providing a seamless transition between indoor and outdoor spaces.

The house comprises two bedrooms. The master bedroom is large double with built-in wardrobes, while the second bedroom, also featuring built-in wardrobes, is a spacious double room. The property also boasts a bathroom to complete this floor.

One of the unique features of this property is the generous garden. The garden is fully enclosed, providing an ideal space for children to play or for outdoor entertaining. The property also benefits from off-street parking, adding to the convenience of this home.

Furthermore, this property is offered with no onward chain, making it an ideal choice for those looking for a swift and straightforward purchase. Call today to arrange a viewing!

## Features

• End Terrace Home • Two Bedrooms • Lounge • Extended Kitchen/Diner • Bathroom • Raised Patio Area • Enclosed Rear Garden • Off Street Parking • No Onward Chain!