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FOR SALE
NORMAN H. HARRISON

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HERE TO GET *you* THERE

73 Four Acres, Bristol, BS13 8RB

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£220,000

Presenting a fantastic semi-detached property, now available for sale with no onward chain. This residence offers an excellent opportunity for both first-time buyers and investors alike. The property boasts two spacious double bedrooms, offering ample space for comfortable living.

As you enter through the entrance hallway there is a kitchen situated at the front of the property. This is complemented by a generous lounge at the rear, featuring patio doors giving you direct access to the garden. Furthermore, the property includes a functional shower room on the first floor, providing all the necessities for day-to-day living.

Additional unique features of this property include off-street parking and a pleasant, private enclosed garden, offering an ideal space for relaxation or outdoor entertaining.

The location is sought after, with excellent public transport links, nearby schools, and local amenities all within convenient reach. This property promises a balance of comfort and convenience, making it an exceptional investment. Book a viewing today to fully appreciate what this property has to offer.

Hunters Bishopsworth 25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441
bishopsworth@hunters.com | www.hunters.com

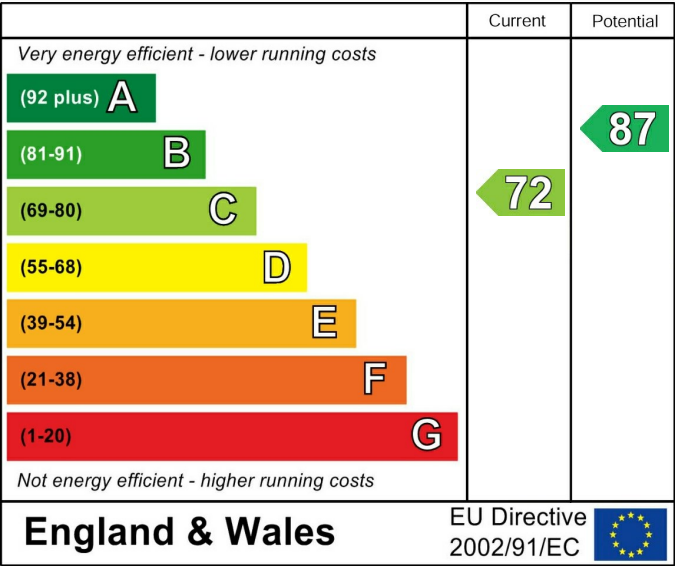


Total area: approx. 66.8 sq. metres (719.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
	72	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating



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. 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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



