

# HUNTERS®

HERE TO GET *you* THERE

**9 Marguerite Road, Bristol, BS13 7BS**

**£550,000**

**Property Images**



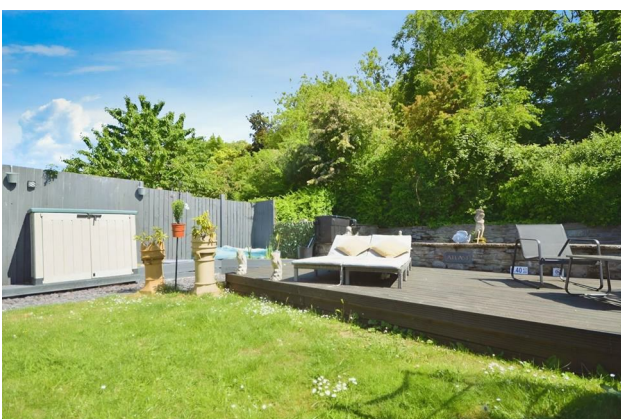


## Property Images



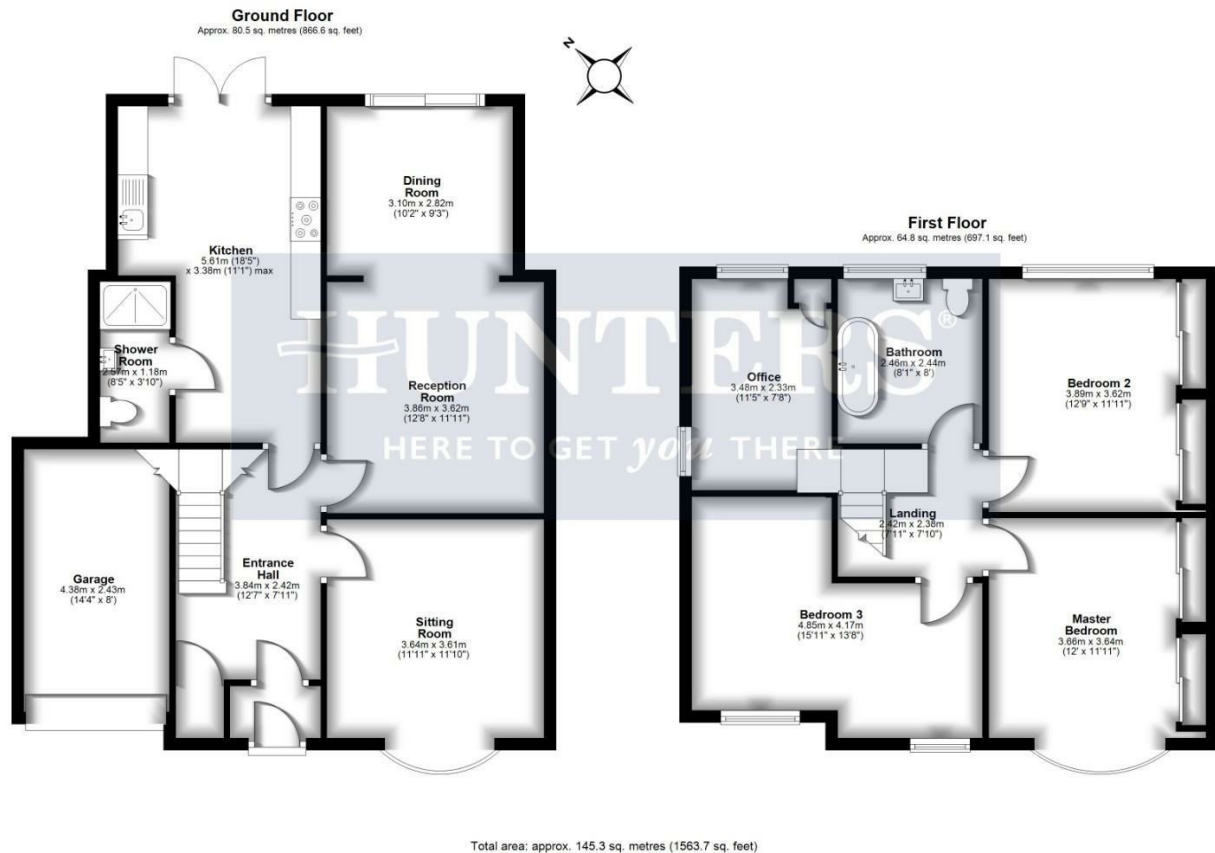


## Property Images




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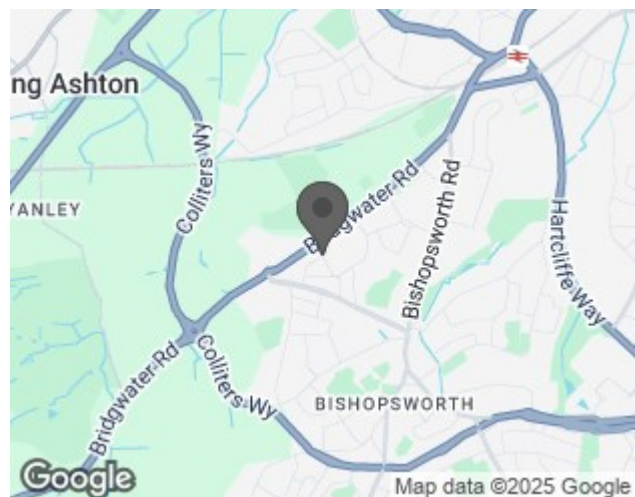
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## EPC

| Energy Efficiency Rating                    |  | Current                    | Potential   |
|---|--|----------------------------|---|
| Very energy efficient - lower running costs |  |                            |   |
| (92 plus) A                                 |  |                            | 82  |
| (81-91) B                                   |  |                            |   |
| (69-80) C                                   |  | 67                         |   |
| (55-68) D                                   |  |                            |   |
| (39-54) E                                   |  |                            |   |
| (21-38) F                                   |  |                            |   |
| (1-20) G                                    |  |                            |   |
| Not energy efficient - higher running costs |  |                            |   |
| England & Wales                             |  | EU Directive<br>2002/91/EC |  |

## Map



## Details

Type: House - Semi-Detached    Beds: 4    Bathrooms: 2    Receptions: 3  
Tenure: Freehold

Delighted to present this charming four-bedroom, semi-detached house that is currently up for sale. This beautiful 1930s home, sitting on a sought-after location on a popular road, is an ideal choice for families.

The property, boasting three spacious reception rooms, offers ample living space. The first reception room features a bay front lounge, perfect for relaxing evenings. The second reception room is currently being utilised as an extra lounge area that opens up beautifully to the dining area, offering a seamless flow between entertainment and dining spaces. The third reception room enjoys direct access to the generous garden through sliding patio doors, adding a wonderful blend of indoor and outdoor living.

This home has a well-appointed kitchen flooded with natural light thanks to the Velux window. The kitchen also features patio doors that lead directly to the beautiful garden, perfect for alfresco dining or summer barbeques.

The property offers four well-proportioned bedrooms, three of which are double bedrooms, and a single room, all perfect for a growing family. The property also benefits from two bathrooms; one boasting a luxurious free-standing bath and the other a convenient downstairs shower room.

Unique features of this property include a beautiful, generous garden that provides an oasis of calm, a garage for secure parking or additional storage and a driveway to the front providing off street parking.

The location is superb with its proximity to public transport links, local amenities, and nearby schools. This truly is a very special home that combines classic and contemporary living.

## Features

• Extended 1930's Semi Detached Home • Four Bedrooms • Bay Fronted Lounge • Three Reception Room • Modern Kitchen • Ground Floor Shower Room • Family Bathroom • Generous Garden • Off Street Parking & Garage • Sought After Location!