

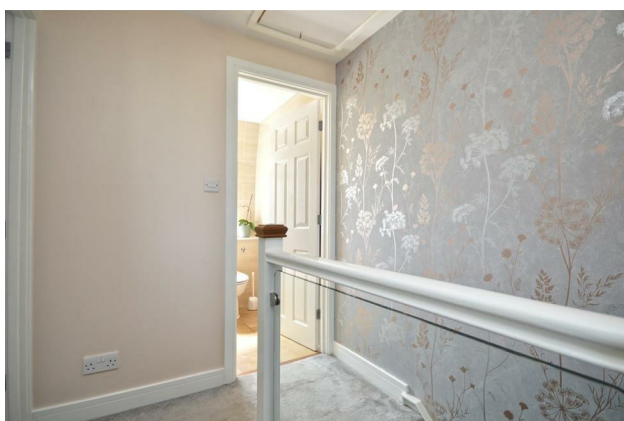
HUNTERS®

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5 Wroughton Gardens, Bristol, BS13 0LJ

£285,000

Property Images



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EPC

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

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1
Tenure: Freehold

Presenting an immaculate semi-detached property, now available for purchase. This property has been updated to a high standard by the current homeowner. This remarkable residence is ideal for first-time buyers and families alike, offering a blend of comfort, convenience, and modern aesthetics.

Upon entering, you are welcomed into a light and airy reception room, setting the tone for the rest of the home. The open plan living space is a prominent feature, with the lounge seamlessly leading through to a dining area. This in turn, flows naturally into a modern kitchen, which benefits from integrated Neff double oven, Neff induction hob and sink with Insinkerator waste disposal.

The property boasts three bedrooms, two of which are generous double rooms, and a comfortable single room, catering to all your family's needs. There is also a family shower room to complete this floor.

One of the defining features of this property is the beautiful garden. Generously sized and southerly facing, it consists of a patio, lawn, and decking area. This outdoor space is sure to become your private oasis for relaxation or entertaining during the warmer months. Adding to the appeal, patio doors in the dining area provide easy access to the garden, further enhancing the indoor-outdoor flow.

The property also offers the added convenience of off-street parking at the front. In terms of location, it is situated with easy access to public transport links, local amenities, and nearby schools, making it an ideal base for a bustling family life.

This property truly stands out in the market with its immaculate condition, spacious living areas, and great location. Don't miss this opportunity to make it your new home.

Material Information

Updates completed by the current homeowner include:

Reinstatement of Cornish unit type property using PRC Homes Ltd. Completed May 2020

New Roof with Celotex Insulation Completed March 2022

Gas central heating Combination Boiler installed 24/09/2020

Replacement of consumer unit and some new circuits completed 25/02/21

uPVC double glazed windows and doors installed 24/07/2020

The loft has been fully boarded and insulated.

Features

• Semi Detached Home • Immaculate • Three Bedrooms • Open Plan Living • Light & Airy Lounge • Modern Kitchen/Diner • Shower Room • Off Street Parking • Southerly Facing Garden • New Roof with Celotex Insulation Completed March 2022