



HUNTERS[®]
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5 Wymbush Gardens, Bristol, BS13 0AZ

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£260,000

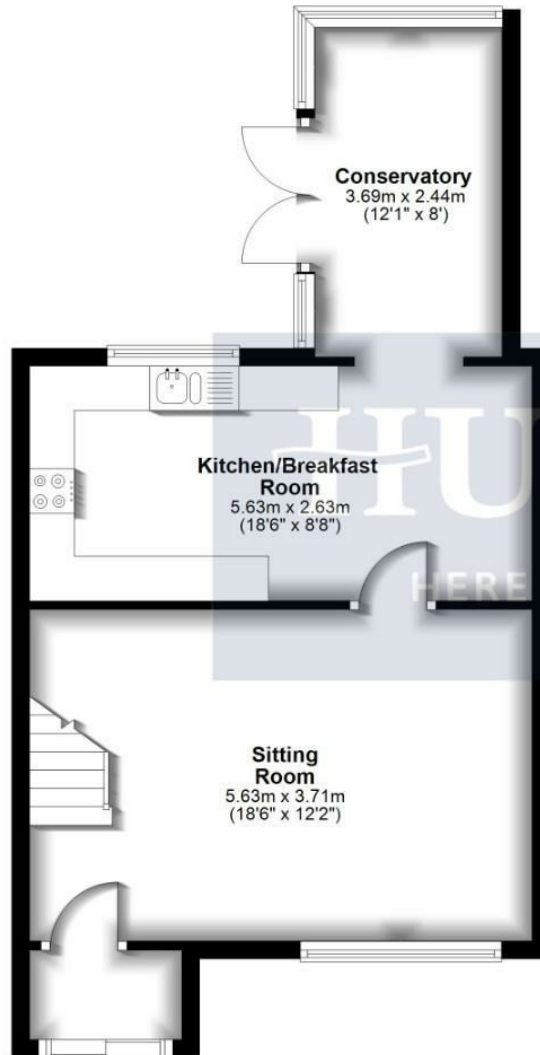
Offered to the market with NO ONWARD CHAIN is this fantastic terraced property that is perfectly situated with convenient access to local amenities, nearby schools, and public transport links.

The property comprises three bedrooms, two of which are generous double rooms, perfect for a growing family or for accommodating guests. The third bedroom is a cosy single room that could be used as a study or child's room. The kitchen is located at the rear of the property and provides access to a conservatory. This bright and sunny space offers a great place for relaxation and leads directly to the enclosed garden.

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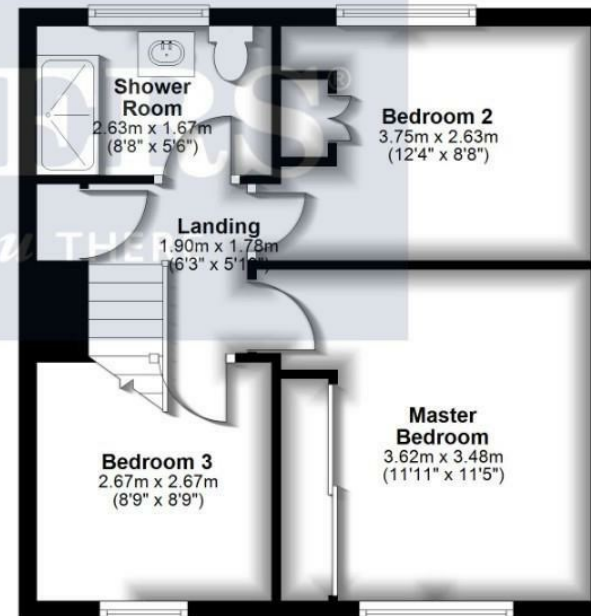
Ground Floor

Approx. 47.3 sq. metres (509.6 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.7 sq. feet)




Total area: approx. 87.2 sq. metres (938.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		
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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.







