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HERE TO GET *you* THERE

26 Honey Garston Road, Bristol, BS13 9LY

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£270,000

For sale is this fantastic semi-detached property, ideally suited for first-time buyers or families. It boasts three bedrooms, two of which are spacious doubles and the other a cosy single, perfect for a younger child or home office. The property also features a wet room and a separate WC, providing convenience and practicality.

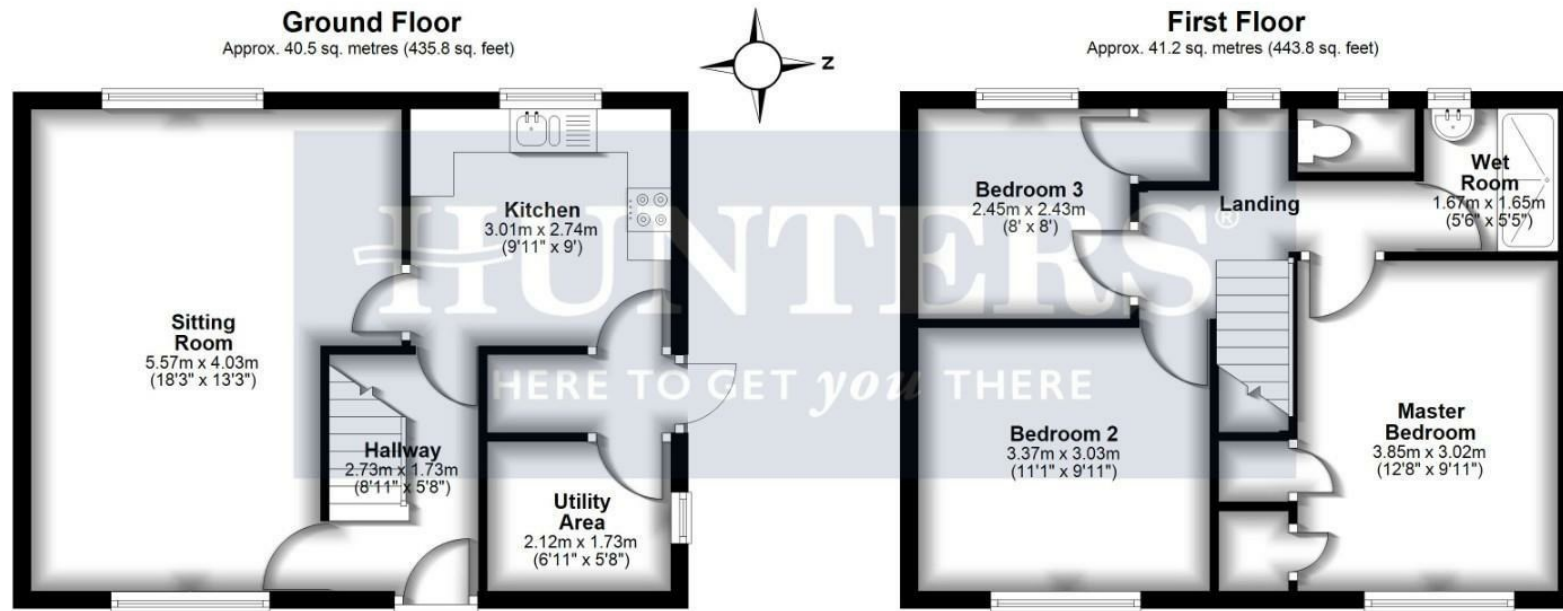
The house has a single kitchen located to the rear of the property, with the added benefit of access to a utility room and a side door leading to the garden. This practical layout makes for easy outdoor dining and summer entertaining.

The property also includes a light and airy lounge-diner, perfect for family gatherings or relaxed evenings in. Unique features of this property include an enclosed rear garden, ideal for those with a green thumb or children looking for outdoor space. Additionally, the property benefits from off street parking to the front.

Located within close proximity to public transport links, local amenities, and schools, this property is in a prime location for a family home. Call today to arrange a viewing!

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Total area: approx. 81.7 sq. metres (879.6 sq. feet)

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		
	69	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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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.

















