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9 Highmead Gardens, Bristol, BS13 8NP

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Guide Price £260,000

Presented to the market for sale is this fantastic three bedroom semi-detached property offered with no onward chain. This property is perfect for first-time buyers, investors, and families alike.

On the ground floor, the property offers a light and airy reception room, beautifully complemented by patio doors that open directly onto the property's generous-sized garden. This unique feature not only provides an influx of natural light but also offers a seamless transition between indoor and outdoor living.

The fitted kitchen, also provides direct access to the garden via a side door, establishing an effortless flow throughout the property.

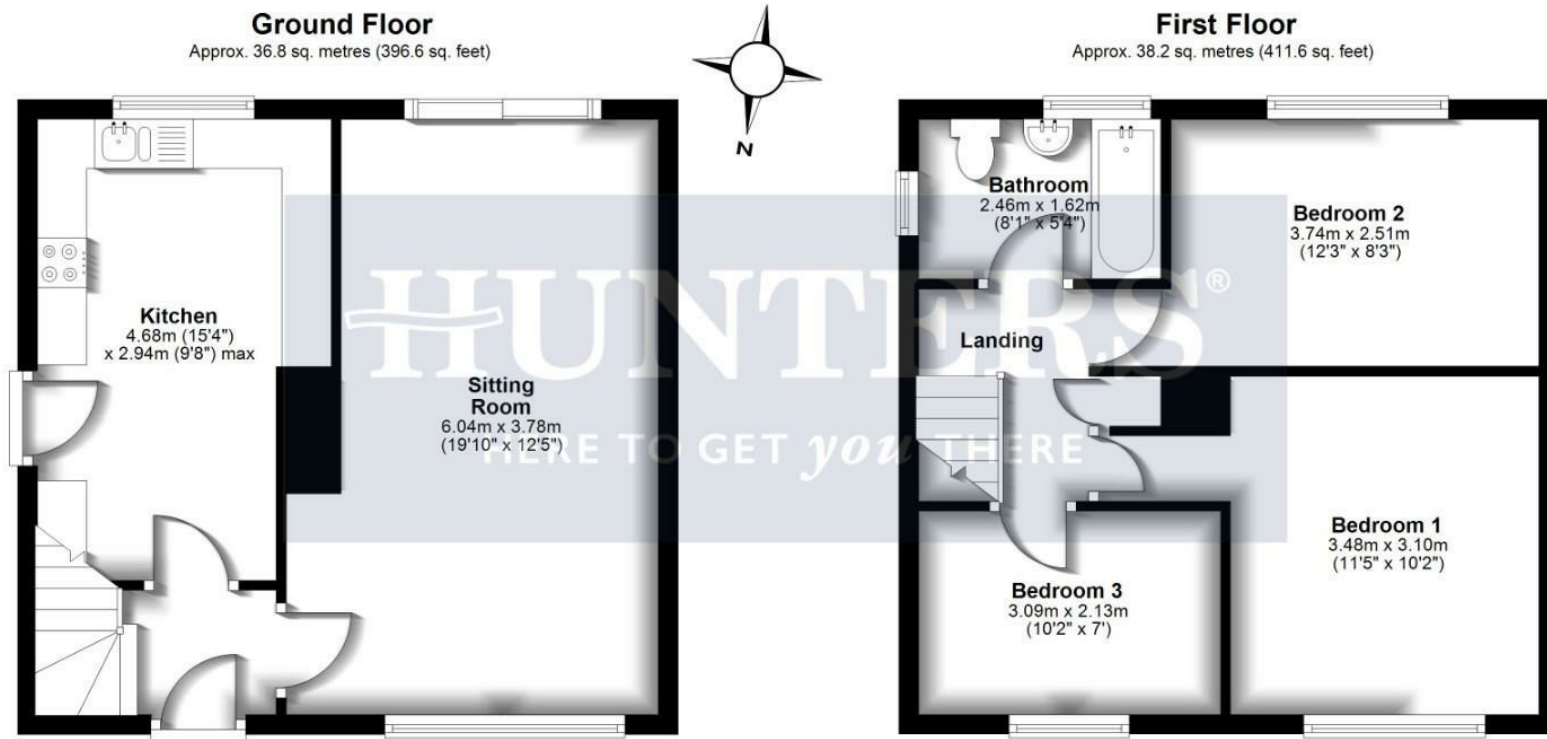
On the upper floor, the sleeping accommodations won't disappoint. Two double bedrooms offer ample space for relaxation and storage, while a third single bedroom offers additional flexibility - ideal for a cosy home office or child's room.

A family bathroom serves all bedrooms, providing the necessary facilities for a busy household.

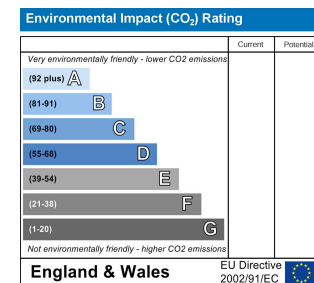
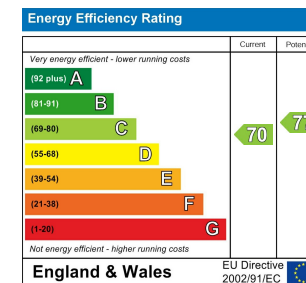
Outside, you'll be pleased to find off-street parking to the front of the property, along with side access to the sizeable rear garden - a superb space to enjoy during the warmer months.

Situated within proximity to excellent public transport links, nearby schools and local amenities, this property's location offers convenience. Don't miss out on this fantastic opportunity, get in touch today to arrange a viewing.

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Total area: approx. 75.1 sq. metres (808.2 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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	

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.







