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32 Paybridge Road, Bristol, BS13 8PU

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## Offers In Excess Of £250,000

Presenting this three-bedroom terraced home, now available for sale with no onward chain. Ideally suited for first time buyers, investors, or families, this property offers excellent potential and is positioned for convenient living, with public transport links, nearby schools, and a range of local amenities close at hand.

The ground floor features a light and airy lounge to the front, inviting plenty of natural light for a welcoming setting. To the rear, you'll find a generously sized kitchen/diner, providing an ideal space for family meals and entertaining. The kitchen is enhanced by patio doors opening onto the enclosed rear garden, creating a seamless flow between the indoor and outdoor living spaces.

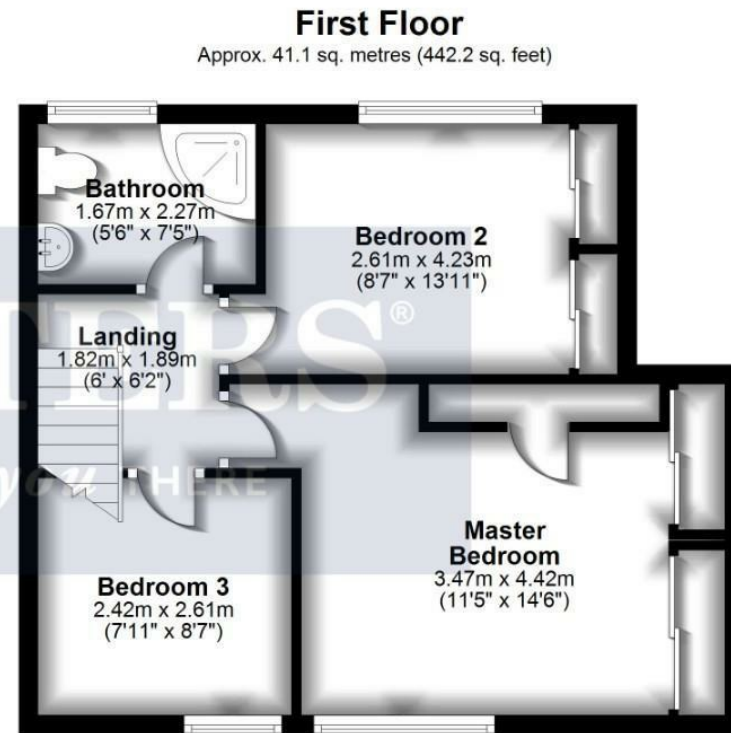
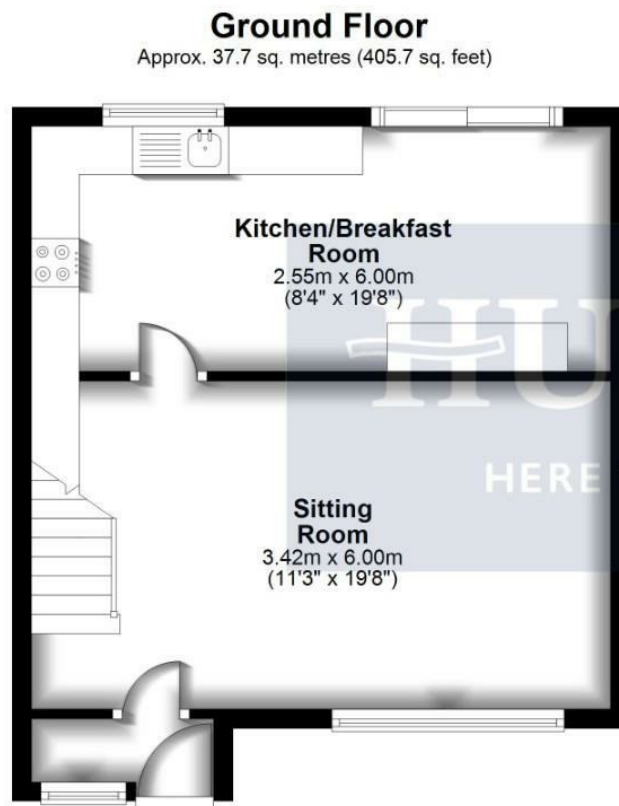
Upstairs, the property boasts three well-proportioned bedrooms. Bedrooms one and two are both doubles, each benefiting from built-in wardrobes for additional storage solutions. The third bedroom is a comfortable single, suitable for a child or home office. A shower room completes the upper floor, ensuring practicality for everyday living.

Outside, the property offers an enclosed rear garden, perfect for children, pets, or those who enjoy outdoor relaxation. To the front, there is a driveway providing off-street parking,

While the property requires modernisation, it presents a fantastic opportunity to create a bespoke family home tailored to your tastes. Early viewing is highly recommended to appreciate the potential of this promising property.

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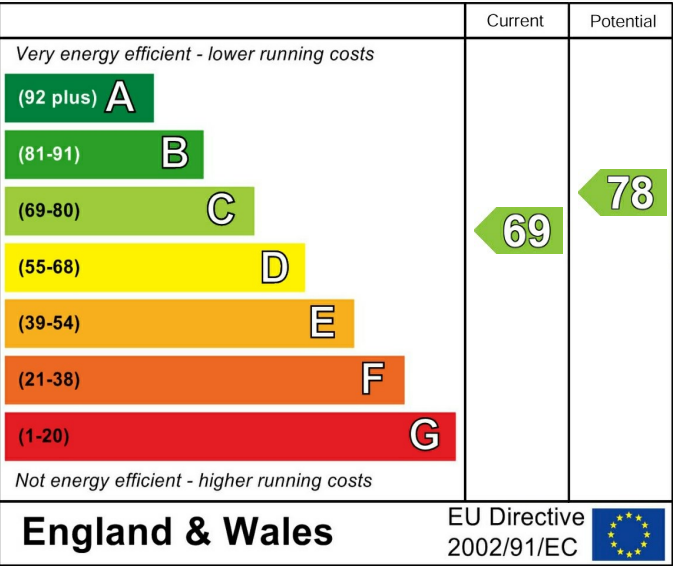


Total area: approx. 78.8 sq. metres (847.9 sq. feet)

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	78
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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating



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.











