

# HUNTERS®

HERE TO GET *you* THERE

**9 Gullon Walk, Bristol, BS13 8NG**

**£250,000**

**Property Images**

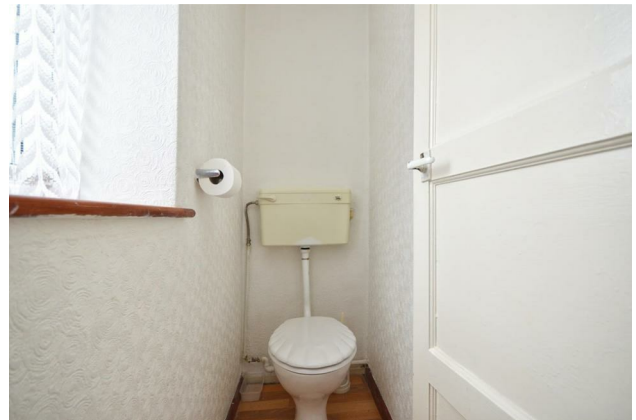




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## Property Images



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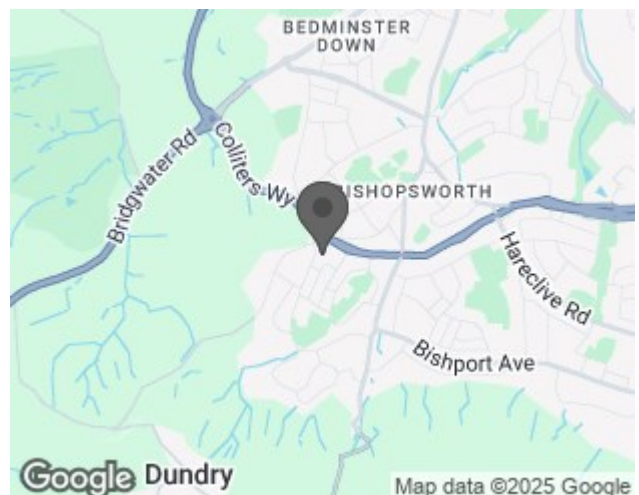


Total area: approx. 77.1 sq. metres (830.4 sq. feet)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - End Terrace Beds: 3 Bathrooms: 1 Reception: 1  
Tenure: Freehold

Presenting this end of terrace home, available for sale with no onward chain. Situated in a well-connected area with excellent public transport links, nearby schools, and a range of local amenities, it offers a convenient lifestyle for its future owners.

The property, in need of modernising, provides a fantastic opportunity for first time buyers or investors to add value and personalise to their own taste. Upon entering, you are greeted by a light and airy lounge, ideal for relaxing or entertaining guests. The fitted kitchen offers functional space, ready to be tailored to your preferences.

Upstairs, the accommodation comprises three bedrooms—two spacious doubles and a single—making it suitable for families or those in need of versatile space. The bathroom, complemented by a separate W/C, serves the household with practicality.

Externally, you will find an enclosed rear garden, perfect for outdoor enjoyment or additional privacy. Off street parking is another notable feature, providing added convenience.

This property is a superb prospect for buyers looking to create their ideal home or enhance their investment portfolio in a sought-after location. Viewings are highly recommended to appreciate the potential on offer.

## Features

• End of Terrace • Three Bedrooms • Lounge • Kitchen • Bathroom & Separate W/C • Enclosed Rear Garden • Off Street Parking • No Onward Chain