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HERE TO GET *you* THERE

48a Pawlett Road, Bristol, BS13 0DX

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£230,000

This well-presented two-bedroom ground floor flat offers an ideal opportunity for first-time buyers, downsizers, or investors.

The property comprises a bright living area, a fitted kitchen, two good-sized bedrooms, and a modern bathroom. Outside, a private courtyard provides a great space for relaxing or entertaining. The added benefit of allocated parking makes this home as practical as it is appealing.

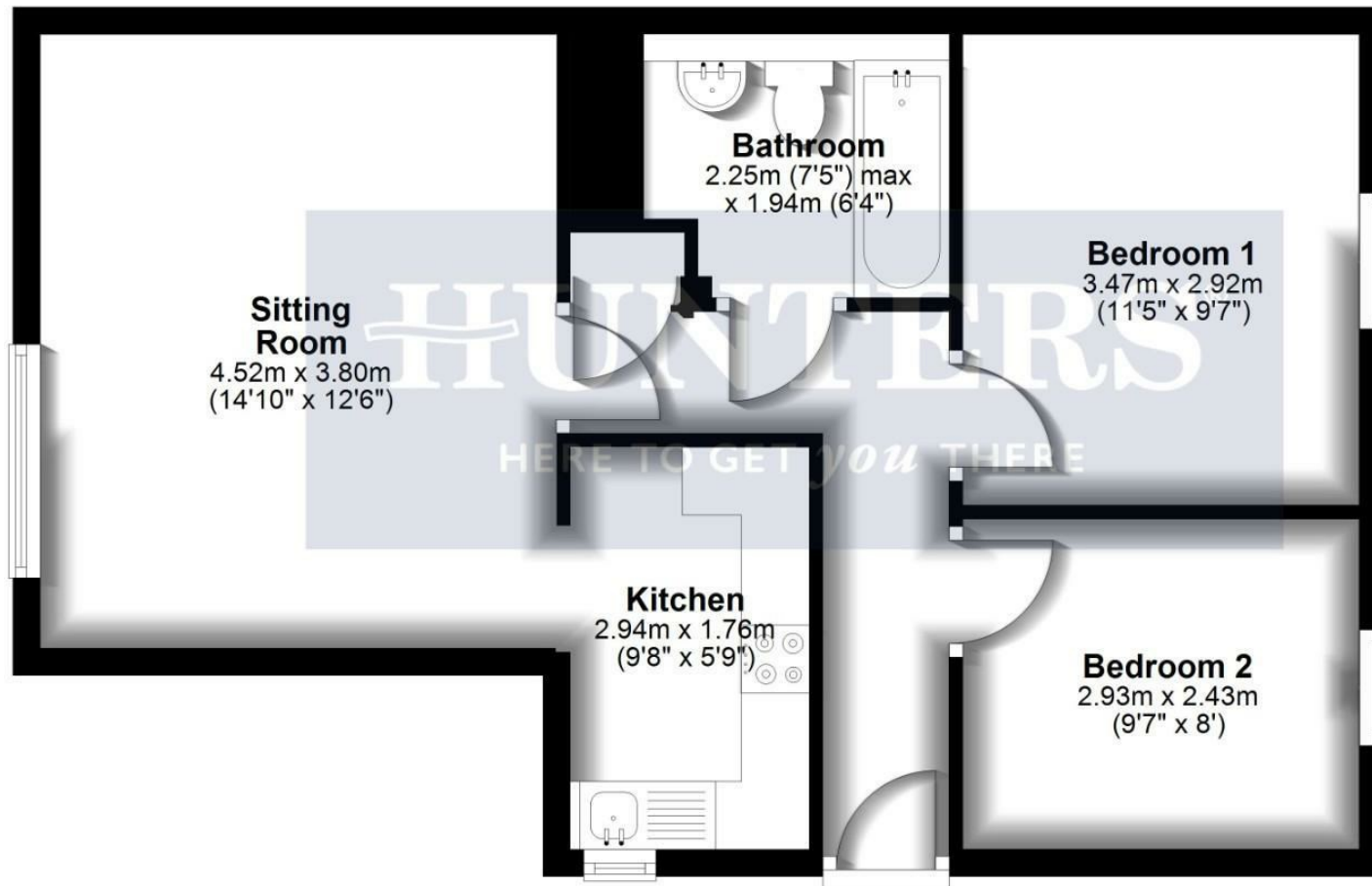
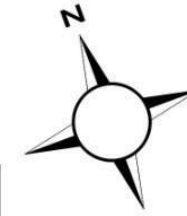
Situated in a convenient location close to local shops, amenities, and transport links, this property offers comfortable and low-maintenance living.

Call us now to arrange a viewing.

Hunters Bishopsworth 25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441
bishopsworth@hunters.com | www.hunters.com

Ground Floor

Approx. 52.1 sq. metres (560.9 sq. feet)

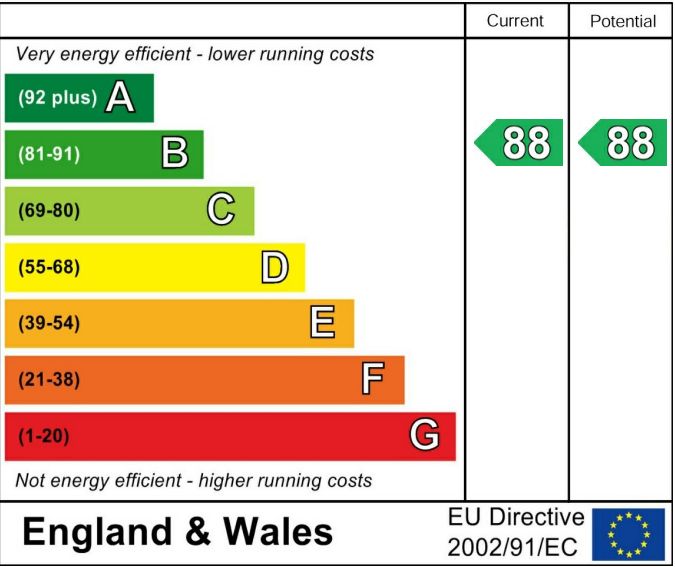


Total area: approx. 52.1 sq. metres (560.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(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		

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.







