



Hazelbury Road, Bristol

- Three Bedrooms
- Two Reception Rooms
- Bathroom
- Off Street Parking
- Generous Size Garden
- Semi Detached Home
- Kitchen
- Garage
- Cellar Storage
- No Onward Chain

£325,000

Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

Hazelbury Road, Bristol

DESCRIPTION

This charming semi-detached property with no onward chain is currently listed for sale, offering a prime opportunity for those eager to put their own stamp on a home. This house does require some modernising, but its potential is undeniable. It houses three bedrooms, two of which are doubles, with the third being an impressively spacious room. There are also two reception rooms, one offering a tranquil view of the garden. The single kitchen basks in an abundance of natural light, further enhancing its appeal.

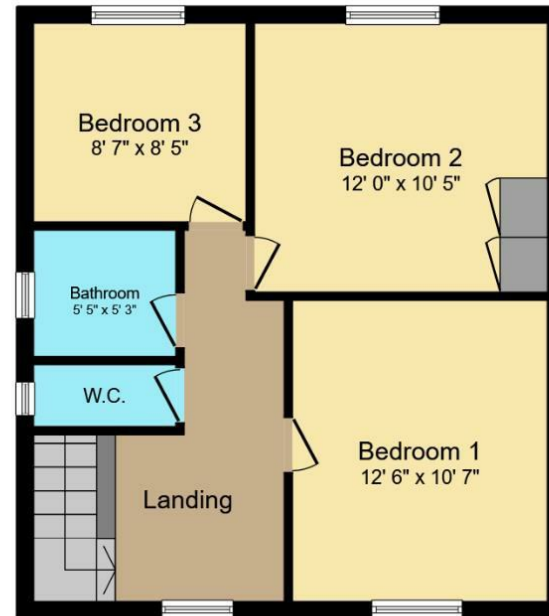
Situated in a location boasting excellent public transport links, nearby schools, local amenities, and parks, this property is perfectly positioned. The strong local community adds to the charm of the area, promising a warm welcome to newcomers. Unique features of this property include ample parking, cellar storage and a beautiful garden, and captivating views. This property is ideal for families and couples alike, promising a home that can adapt to changing needs.



Council Tax: C



Ground Floor
Floor area 705 sq.ft.



First Floor
Floor area 512 sq.ft.

TOTAL: 1,217 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 if you wish to arrange a viewing appointment for this property or require further information.

28 Belland Drive, Whitchurch, BS14 0EW


Tel: 01275 891444 Email:

whitchurch@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		85	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		(69-80) C	
(55-68) D	48	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			

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.

THINKING OF SELLING? 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

HUNTERS[®]
HERE TO GET *you* THERE