

# HUNTERS®

HERE TO GET *you* THERE

21 Goodwin Drive, Bristol, BS14 0DR

£280,000

Property Images





# HUNTERS<sup>®</sup>

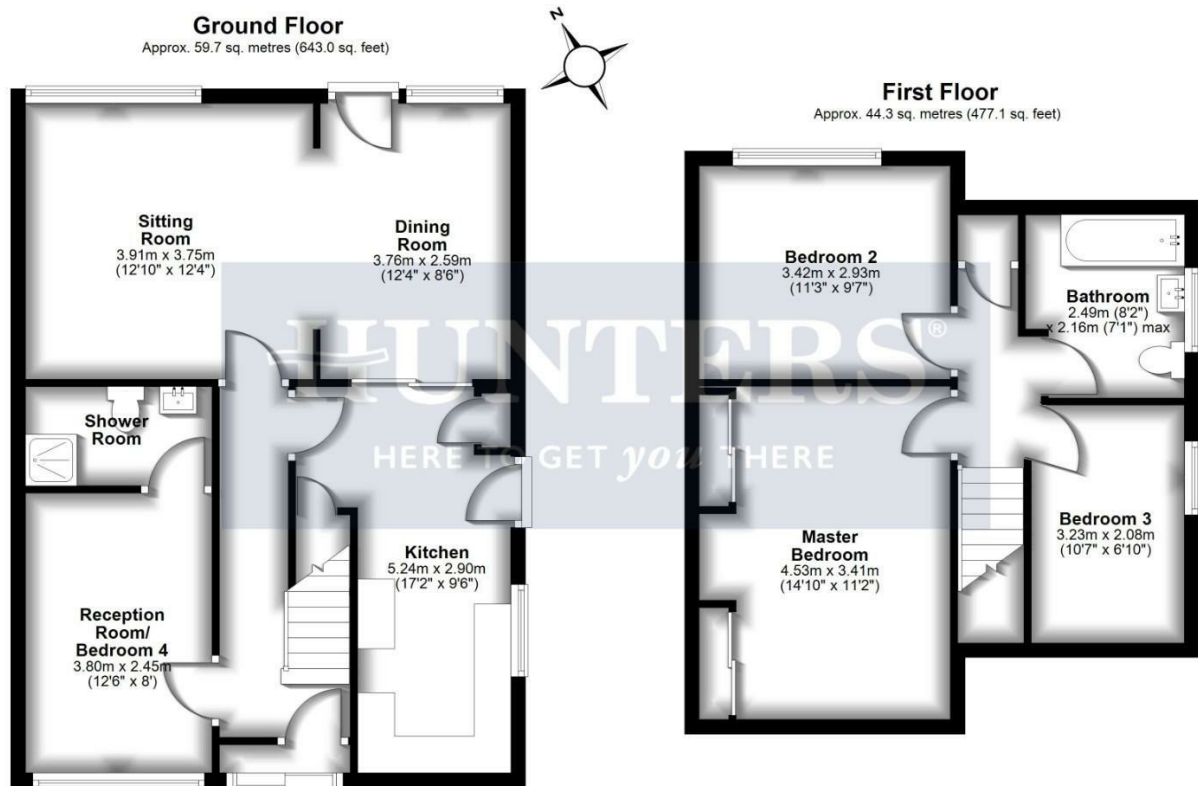
HERE TO GET *you* THERE

## Property Images




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Total area: approx. 104.1 sq. metres (1120.1 sq. feet)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>43</b>	<b>84</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		
England & Wales		
EU Directive 2002/91/EC		
		

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

**For Sale:** A fantastic semi-detached property, situated in a sought-after location with excellent local amenities, nearby schools, and superb public transport links. This residence is a prime opportunity for first-time buyers or investors who are looking for a project, as the property requires renovation.

The first reception room, situated at the rear, is a lounge that flows seamlessly into a dining area - an ideal space for entertaining. The dining area also offers access to the rear garden. A versatile third reception room is located at the front and can be converted into a fourth bedroom if required, with convenient access to a ground floor shower room.

The kitchen, located at the front of the property, provides side access and could be modernised to create a truly beautiful culinary space.

To the first floor the accommodation includes three well-sized bedrooms; two doubles and one single. The property is served by a family bathroom to complete this layout.

Further benefits include a generous garden and driveway to the front providing off street parking.

Being offered with no onward chain, this property is a canvas, ready to be transformed into a perfect family home or an investment property. The potential is vast and the opportunity is ready for the taking.

## Features

- Semi Detached Home • Three Bedrooms • Lounge & Dining Room • Reception Room/ Fourth Bedroom • Kitchen • Bathroom • Ground Floor Shower Room • Generous Garden • Off Street Parking • No Onward Chain