



**Gilda Close, Bristol**  
BS14 9JX



**Offers In Excess Of**

**HUNTERS®**  
HERE TO GET *you* THERE

# Gilda Close, Bristol

## DESCRIPTION

We are delighted to present for sale this fantastic flat, offered in good condition and ideally suited for first-time buyers or investors. Situated in a sought after location, the property boasts excellent public transport links and proximity to local schools and amenities.

As you step inside you will appreciate the light and airy ambiance of the lounge to the front. Perfect for socialising or unwinding after a busy day. The fitted kitchen to the rear offers a practical design, ideal for any keen cook.

The accommodation provides two bedrooms; a generously proportioned double room that creates a soothing atmosphere for rest, and a single bedroom which offers versatile space that can easily adapt to your needs, be that as a home office, child's bedroom or guest room.

Completing the arrangement is a well-appointed bathroom, offering functionality and comfort with a bath and overhead shower arrangement.

The property benefits from a unique feature, a parking space to the front, adding a level of convenience.

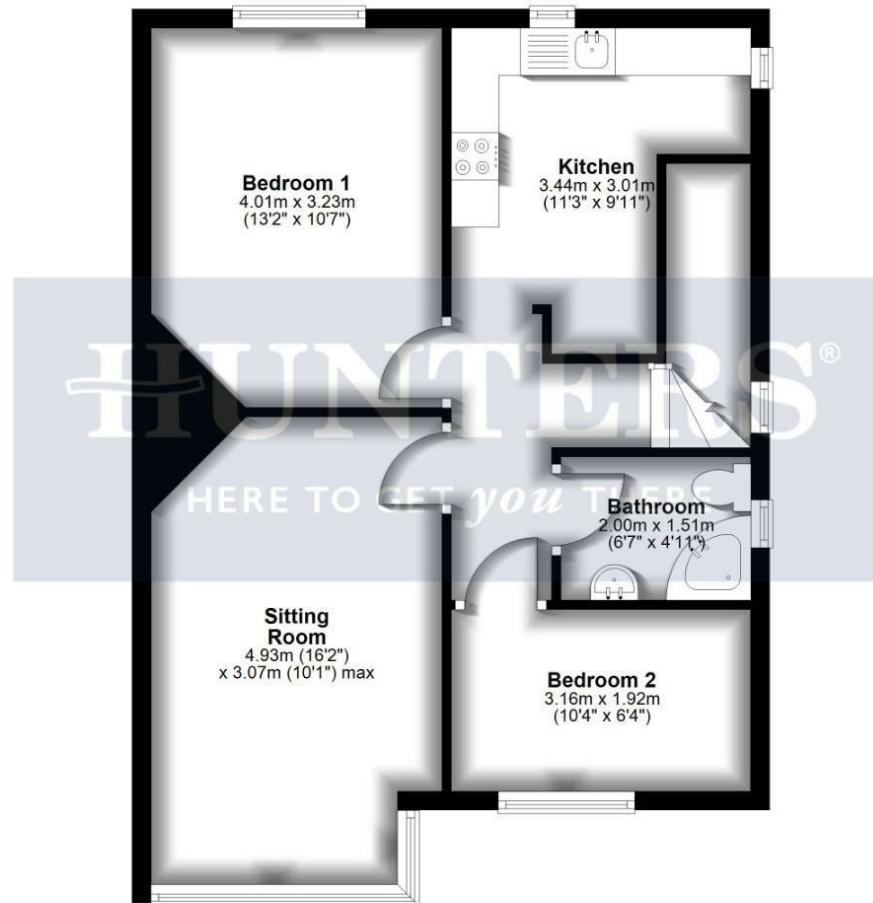
In conclusion, this exceptional flat is a fantastic opportunity. Its welcoming reception rooms, handy cooking facilities, and well-sized bedrooms make it a delightful home. Call the office today to arrange a viewing appointment!



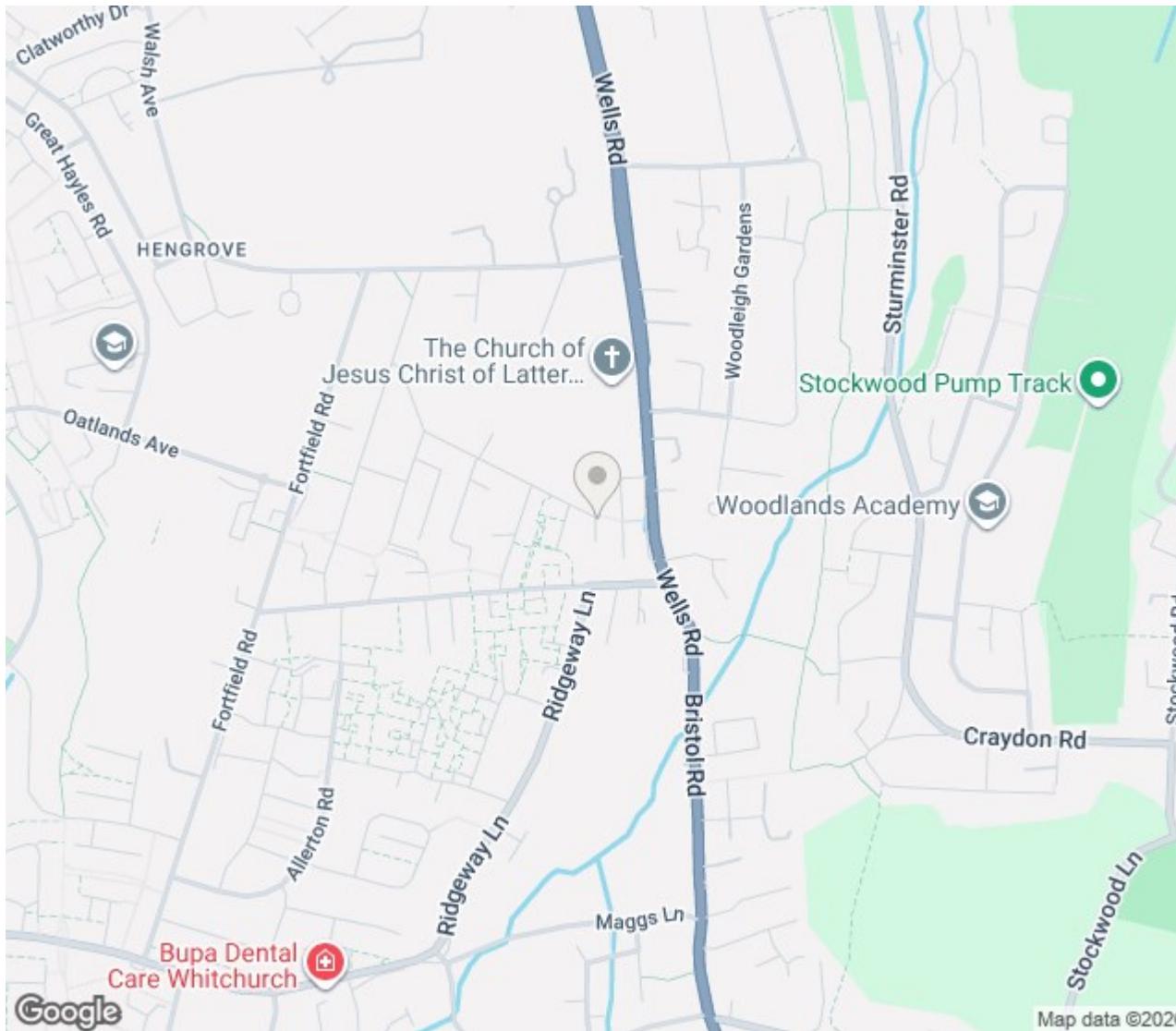


## First Floor

Approx. 53.9 sq. metres (580.4 sq. feet)



Total area: approx. 53.9 sq. metres (580.4 sq. feet)



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	78
EU Directive 2002/91/EC			

### 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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com**



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.