



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

10 Paignton Square, Bristol, BS4 1EW

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Guide Price £315,000

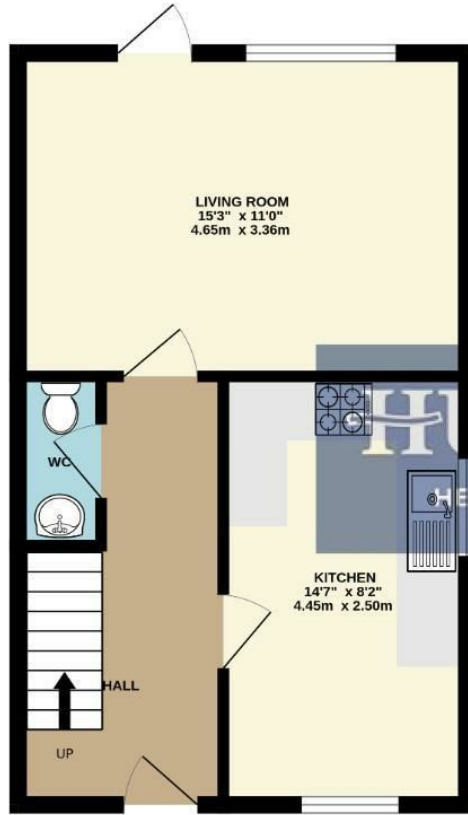
Welcome to this charming property located in the heart of Paignton Square, Bristol. This delightful end terrace house boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, there is ample space for a small family or guests to stay over. The property features a modern bathroom, ideal for unwinding after a long day.

Built between 2010-2019, this house offers the perfect blend of contemporary design and comfort. The location in Paignton Square provides a peaceful and friendly neighbourhood atmosphere, making it an ideal place to call home.

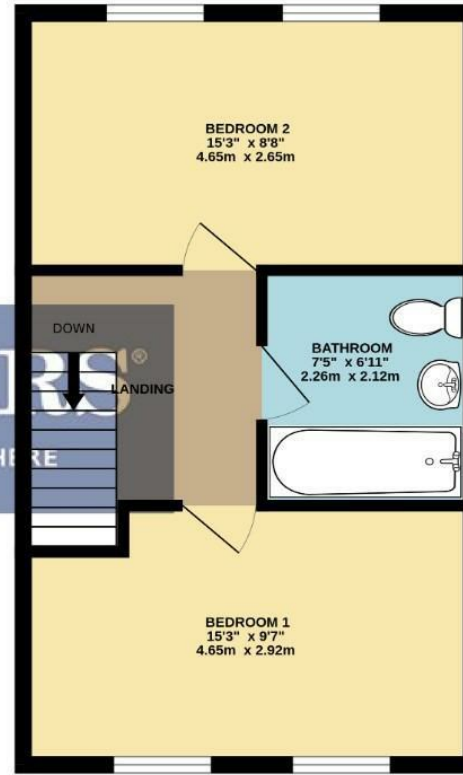
Don't miss out on the opportunity to own this wonderful property in Bristol. Book a viewing today and envision yourself living in this lovely home!

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knowle.bristol@hunters.com | www.hunters.com

GROUND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.

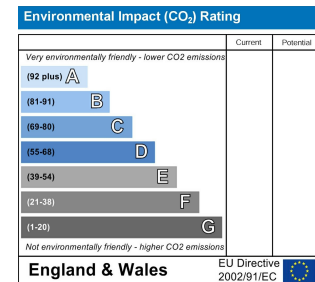
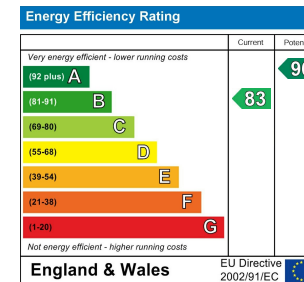


1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**entrance hall**

**living room**

15'3" x 11'0"

**kitchen**

14'7" x 8'2"

**cloakroom**

**bedroom one**

15'3" x 9'6"

**landing**

**bedroom two**

15'3" x 8'8"

**bathroom**

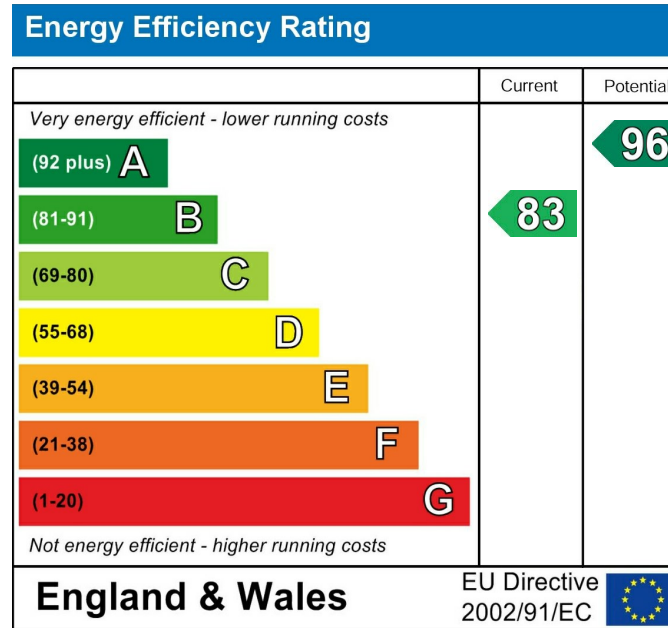
7'4" x 6'11"

**rear garden**

**allocated parking space**

**Tenure**

Freehold with a service charge of £1.51pm (£18.12 per annum) and a maintenance charge of £13.33 pm (£159.96 per annum)



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.











