



1a Hardenhuish Road, Bristol , BS4 3ST

Offers In The Region Of

- **Newly Built Detached Bungalow**
- **Open Sitting room / Kitchen**
- **Solar Panels & Air Source Heat Pump**
- **Close to Local Amenities**
- **A Must See!**
- **One Double Bedroom**
- **Shower Room**
- **Easy Maintenance Gardens**
- **Perfect Retirement Property OR First Time Purchase**
- **Energy Rating - A**

Retirement or First Time Purchase? Take a look at this newly built detached bungalow, measuring 38 sq.meters, located in an increasingly popular residential area in Brislington. The property benefits from all you would expect from a new build including, solar roof panels and central heating provided by a heat source pump and has an A energy rating. The accommodation comprises a light & airy open sitting room and kitchen, a double bedroom and a shower room whilst outside, there are easy to maintain gardens to the front & rear.

Local amenities are close at hand with a wide selection of local shops located in Sandy Park Road. These include Grounded and Deli, Paintworks is also just a short walk and is home to Bocabar and Alex Does Coffee. Local bus services are available from Sandy Park and offer access into the city and there are several parks and larger green areas, such as Arnos Court Park also just a short distance, a fabulous open space, great for walking the dog!

This property would make the ideal purchase for those downsizing or even a First Time Purchase.

Open Plan Living Area 17'2" x 12'1" (5.25 x 3.70)

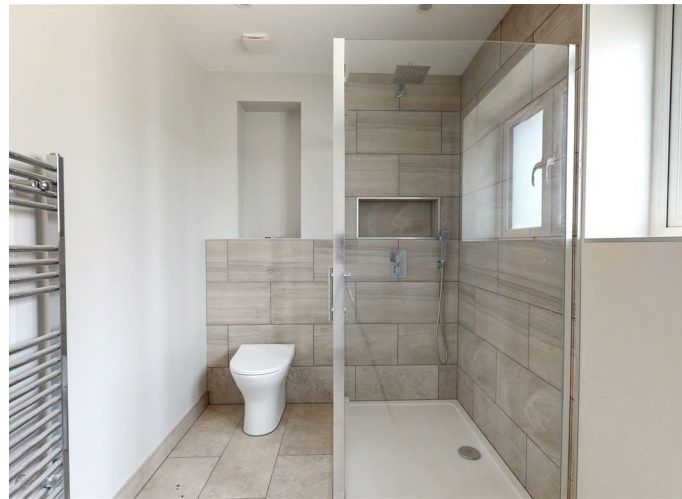
Bedroom 11'7" max x 8'5" (3.54 max x 2.59)

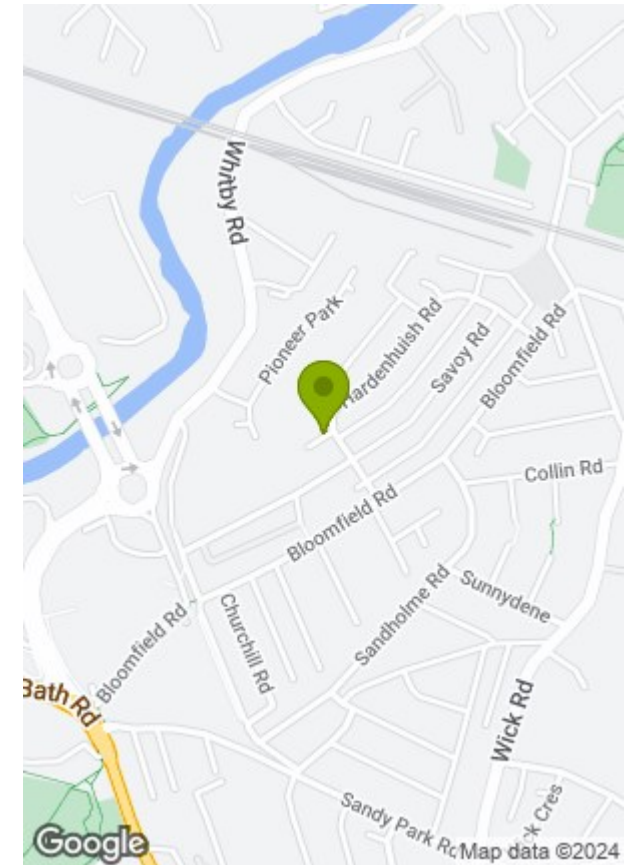
Bathroom 10'11" x 5'11" (3.33 x 1.81)

Tenure - Freehold

Council Tax Band - TBC







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	93	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	

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			
EU Directive 2002/91/EC		England & Wales	

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