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158 Newland Road, Bristol, BS13 9DX

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£290,000

Introducing this well-presented semi-detached property, now available for sale. It is ideally positioned with excellent access to public transport links, local amenities, and nearby schools, making it a perfect choice for first time buyers, investors and families.

The property is in good condition and offers tidy and comfortable living spaces. As you enter, you are immediately welcomed into a light & airy lounge. The lounge is generous in size and offers the perfect space for both relaxation and entertaining.

Following on, there's an inviting, naturally lit kitchen/diner at the rear of the property. The kitchen showcases patio doors that lead out into the generous garden. The garden benefits from a storage outbuilding and views over looking the Suspension Bridge!

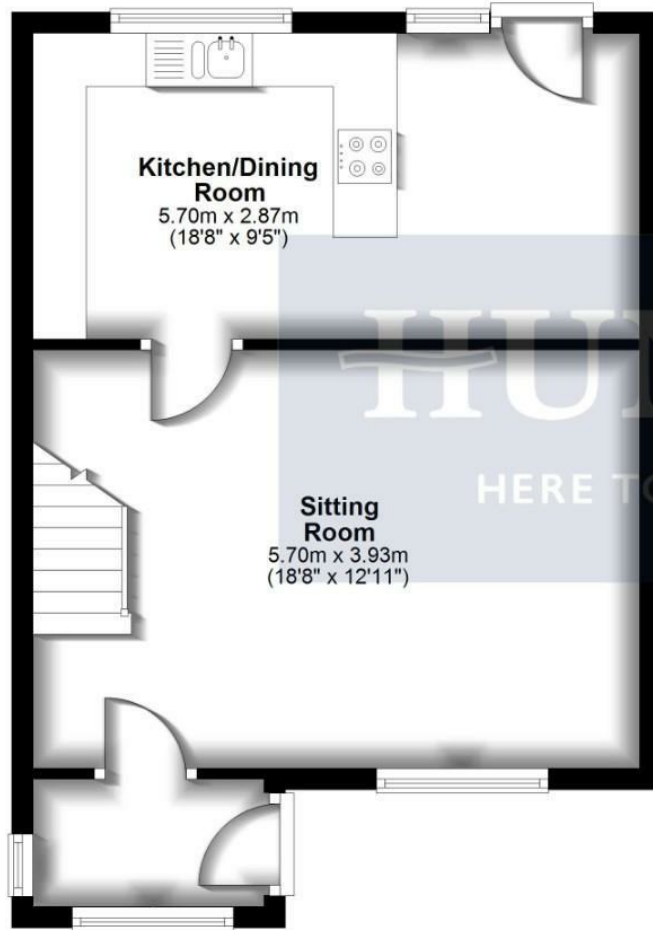
The accommodation also presents three bedrooms. The master bedroom has the additional feature of built-in wardrobes. The second room also has built-in wardrobes. The third bedroom is a comfy single room, serving perfectly as a child's room or a study. Rounding off this lovely property is a family bathroom.

This home is ideal for first-time buyers looking to step onto the property ladder or investors seeking a solid addition to their portfolio. Call today to arrange a viewing appointment!

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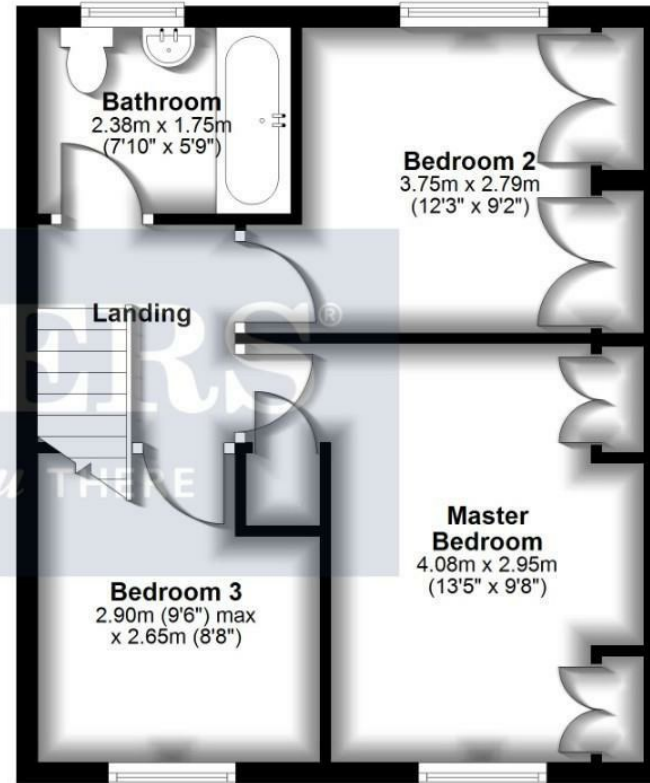
Ground Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



Total area: approx. 81.9 sq. metres (881.7 sq. feet)

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		
	66	79
England & Wales		
EU Directive 2002/91/EC		

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		
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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.





