







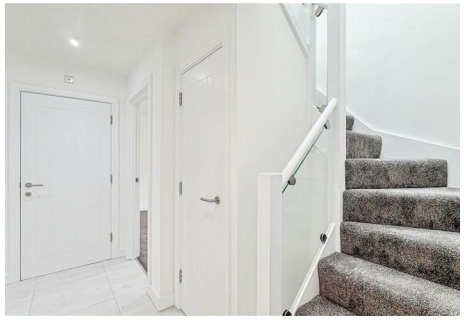
Cambridge Road, Bishopston, Bristol, BS7 8PR

- Stunning New Build
- High Quality Fit & Finish
- Underfloor Heating Throughout
- 3.5 KW/H Solar Panels With Inverter
- Bi Folding Doors To Living Room & Kitchen
- Great Green Credentials - EPC Band B
- Stones Throw From Gloucester Road
- Air Conditioned Throughout
- Downstairs Study
- Private Low Maintenance Rear Garden

Offers In The Region Of £675,000

HUNTERS®
HERE TO GET *you* THERE

Cambridge Road, Bishopston, Bristol, BS7 8PR







* Developer will pay Stamp Duty! *

We are pleased to present for sale this stunning four bedroom detached home sitting on Cambridge Road, Bishopston just a stones throw from the vibrant Gloucester Road. Completed by a renowned local developer the property has been finished to the highest standard, and is sure to prove ideal for anyone looking for a 'turn-key' home thats truly unique.

To the ground floor you are greeted by the hallway, which affords access to all the rooms to include a WC and separate storage cupboard. Theres a large living room boasting bi-folding doors and separate study. The kitchen/ diner is the standout space downstairs, and boasts ample work space & island complete with induction hob, theres plenty of space for a dining & living suite whilst the bi-fold doors give access to the garden.

Moving upstairs there are four double bedrooms, two of which afford en suite shower rooms, whilst the family bathroom boasts a three piece suite. All three suites are superbly finished with decorative tiles and modern suites. Outside the rear garden is a private space with modern fences enclosing the garden, there is artficial lawn and patio area, whilst also affording gated access to the front.

The property has great green credentials and affords underflooring heating both upstairs & downstairs. It also boasts a 'B' EPC banding, there are 3.5 kw/h solar panels with inverter and EV charger to the front. Properties of this nature are rare, and this has the added benefit of no onward chain, so please call to arrange an internal viewing.

TENURE
Freehold

EPC Band - B- Please see below link for full EPC report;
https://find-energy-certificate.service.gov.uk/energy-certificate/9370-3908-8190-2695-6001

COUNCIL TAX BAND - TBC

AGENTS NOTE;
Developer will pay stamp duty if first time buyer or second mover, this offer is not applicable for a second home.

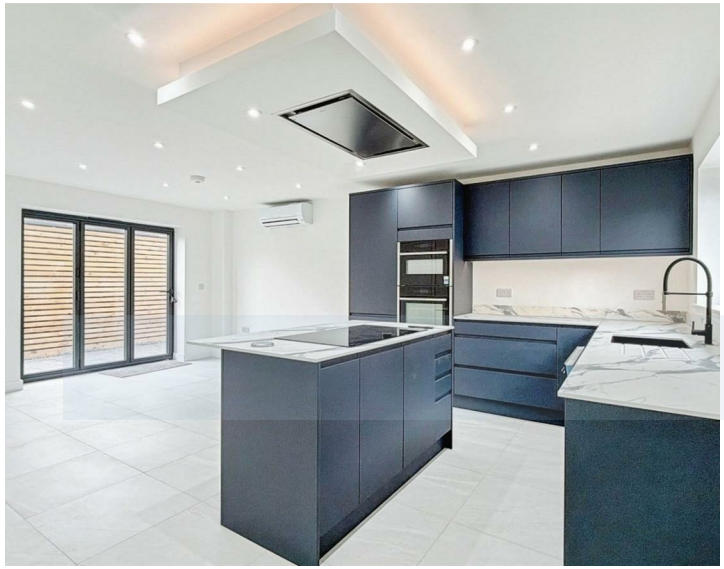


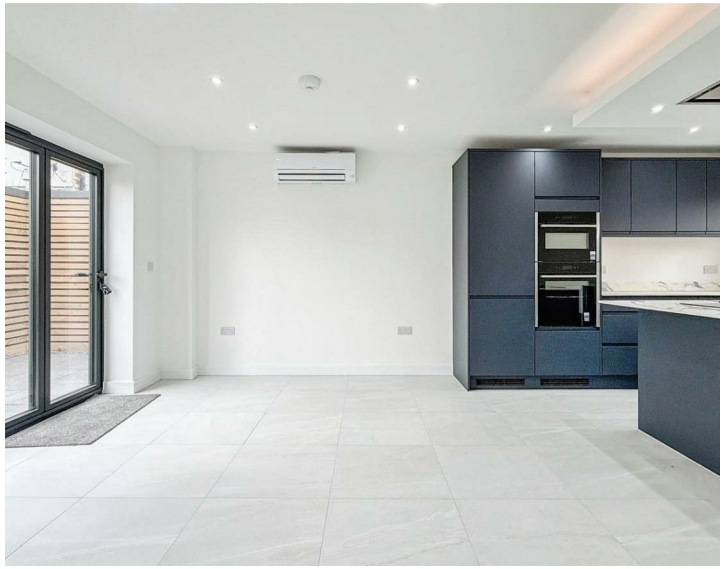






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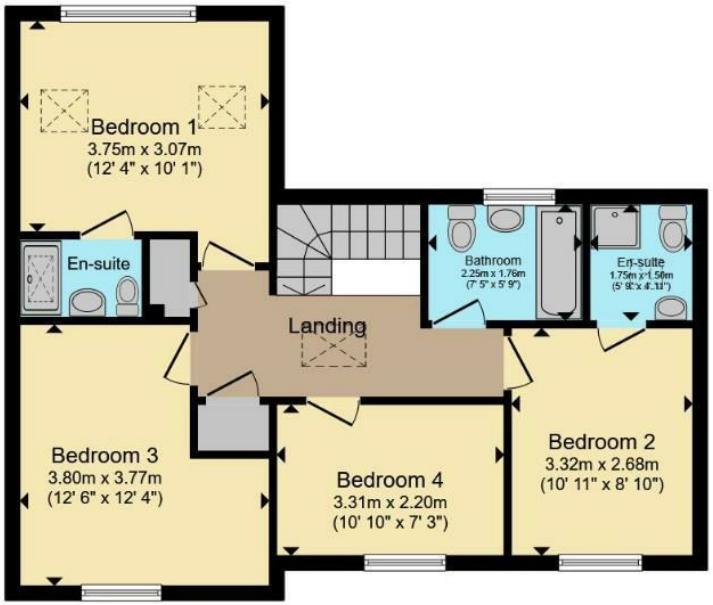






Ground Floor



First Floor

Viewings

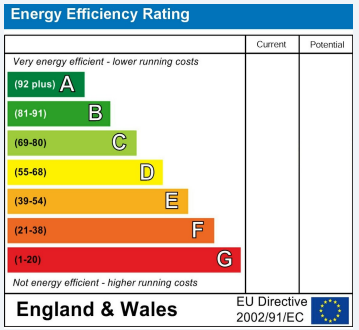
Please contact bedminster@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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.

The Property Ombudsman

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