



**Gilda Close, Bristol**  
, BS14 9JU

**£185,000**



# Gilda Close, Bristol

## DESCRIPTION

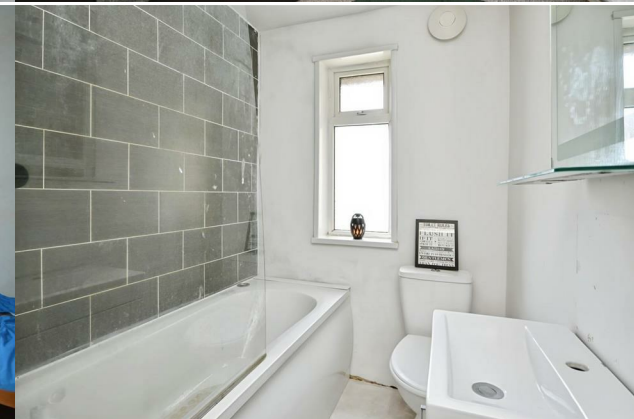
For sale is this fantastic two-bedroom flat, ideally suited for first-time buyers or investors. The property is conveniently located with excellent public transport links, nearby schools, and a range of local amenities at your doorstep, making it an excellent investment opportunity or a wonderful place to call home.

The flat features a light and airy reception room, perfect for entertaining guests or relaxing after a long day. The kitchen is accessible via a hallway opening through to the kitchen and offers access to the garden, providing an ideal setup for those who enjoy indoor-outdoor living.

This property boasts two bedrooms, one of which is a comfortable double, and the other a cosy single, offering flexibility for a variety of living arrangements. There is also a well-appointed bathroom equipped with a heated towel rail.

Further benefits include a driveway to the front providing off street parking and a generous private garden to the rear.

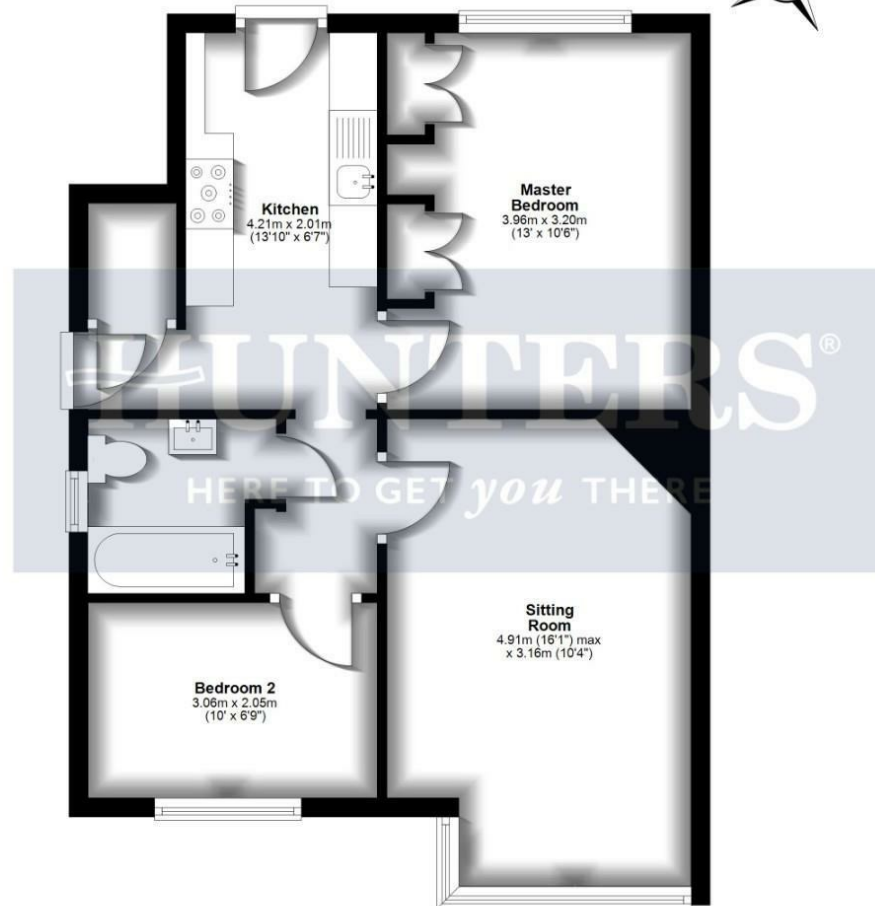
In summary, this flat offers a fantastic blend of space, comfort, and convenience. Call today to arrange a viewing!



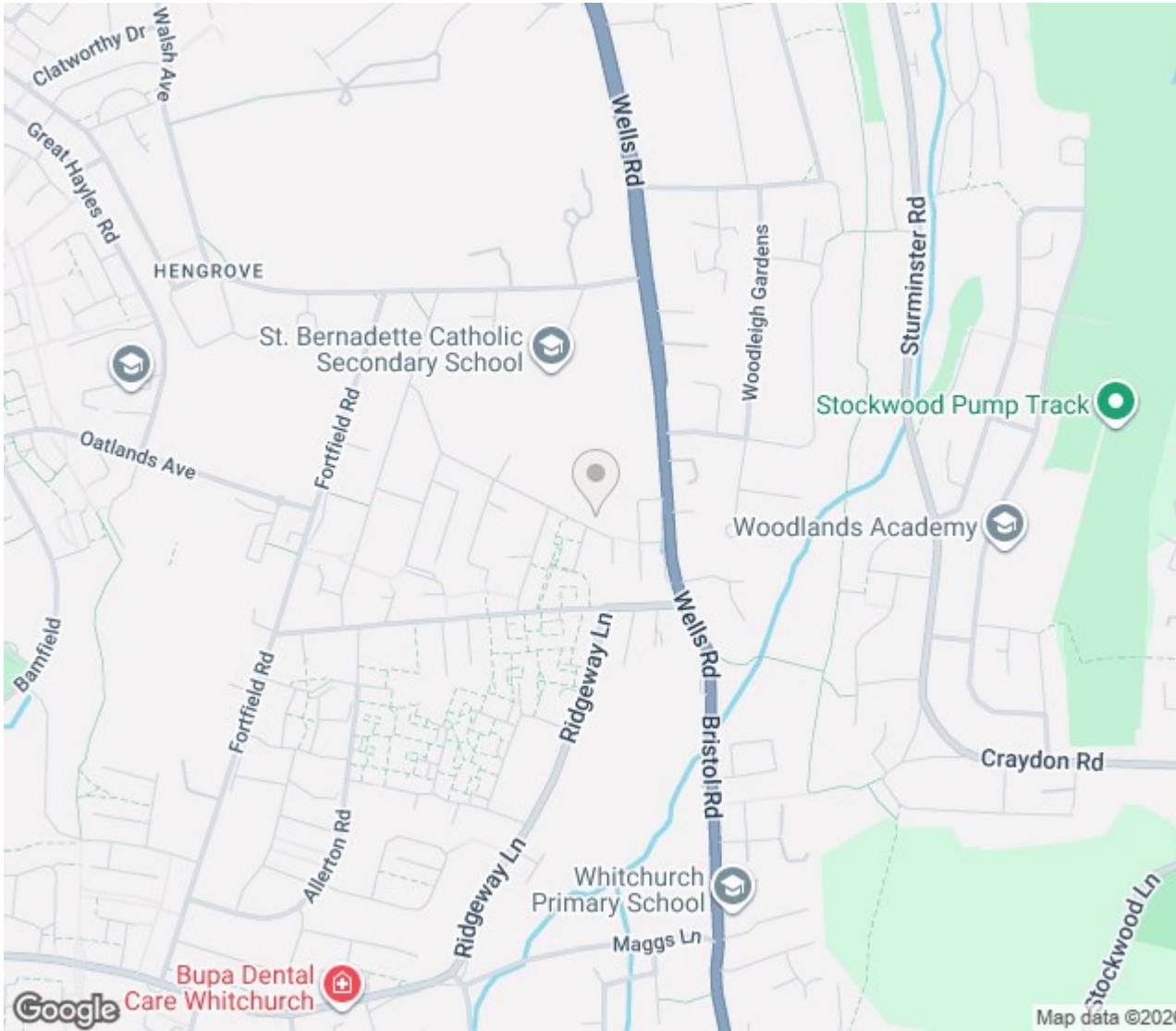


**Ground Floor**


Approx. 51.8 sq. metres (557.3 sq. feet)



Total area: approx. 51.8 sq. metres (557.3 sq. feet)



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.