

# HUNTERS®

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**102 Petherton Road, Bristol, BS14 9BZ**

**Offers In Excess Of £280,000**

**Property Images**





# HUNTERS®

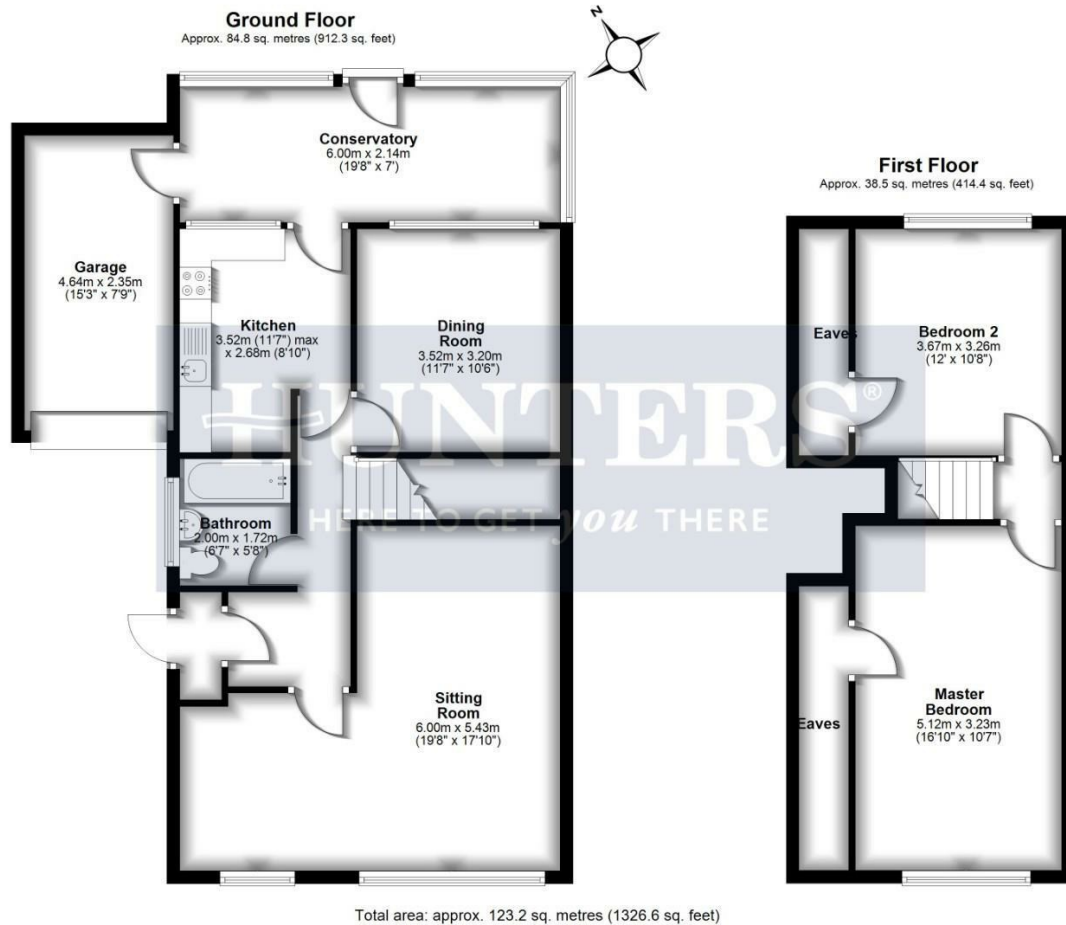
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## Property Images



# HUNTERS®

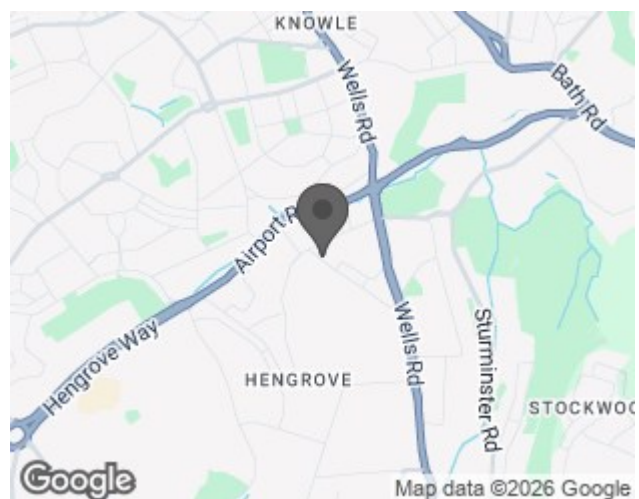
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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	74
England & Wales EU Directive 2002/91/EC		

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1  
Tenure: Freehold

This semi-detached property is now available for sale and presents an exceptional opportunity for first time buyers, investors, and families alike. Despite needing modernisation, the property is filled with potential and offers a unique canvas for those with a creative eye.

The interior comprises of two/three bedrooms, one reception room, one kitchen, and one bathroom. The first and second bedrooms are both generously-sized doubles located on the first floor, while the third is a comfortable single located on the ground floor which is a versatile space and could also be used as a dining room. The bathroom is conveniently located on the ground floor, ensuring easy accessibility for all occupants.

The kitchen is positioned to the rear of the property and features access the conservatory which leads to the garden, making it ideal for outdoor dining or entertaining during the warmer months. The lounge/diner is situated to the front of the property, offering a spacious area for relaxing and socialising.

The property also boasts several features, including off-street parking, a private garden, and a single garage, adding to its appeal.

The location of this property is another one of its major assets. It provides easy access to public transport links and is in close proximity to local schools and amenities, making daily life and commuting a breeze.

In summary, this property offers an exciting opportunity for those looking to put their own stamp on a home. Call today to arrange a viewing appointment!

## Features

• Semi Detached Home • Two/Three Bedrooms • Lounge/Diner • Kitchen • Conservatory • Bathroom • Private Garden • Garage • Off Street Parking