



**Staunton Lane, Bristol**

, BS14 0QH

**£180,000**



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**HUNTERS<sup>®</sup>**

HERE TO GET *you* THERE

# Staunton Lane, Bristol

## DESCRIPTION

A fantastic opportunity presents itself for CASH BUYERS OVER 55, with this well-maintained park home for sale in the popular Orchard Park development in Whitchurch. This property is in good condition, offering comfortable and manageable accommodation on one level, perfectly suited for those seeking a low-maintenance lifestyle.

Upon entering, you are welcomed via an entrance porch and entrance hall, which leads through to the bright and airy lounge, providing a relaxing space for day-to-day living. The kitchen is thoughtfully arranged, offering ample cupboards and workspace for those who enjoy cooking. The main bedroom is generously sized and there is a shower room to complete this layout.

Externally, this park home boasts a block-paved driveway to the front, providing off-street parking. To the rear and side, a generous garden offers a delightful space for outdoor relaxation, entertaining, or gardening, ensuring plenty of privacy. Additional benefits include uPVC double glazing throughout, central heating via external oil boiler, propane gas which feeds the cooker and insulated external cladding.

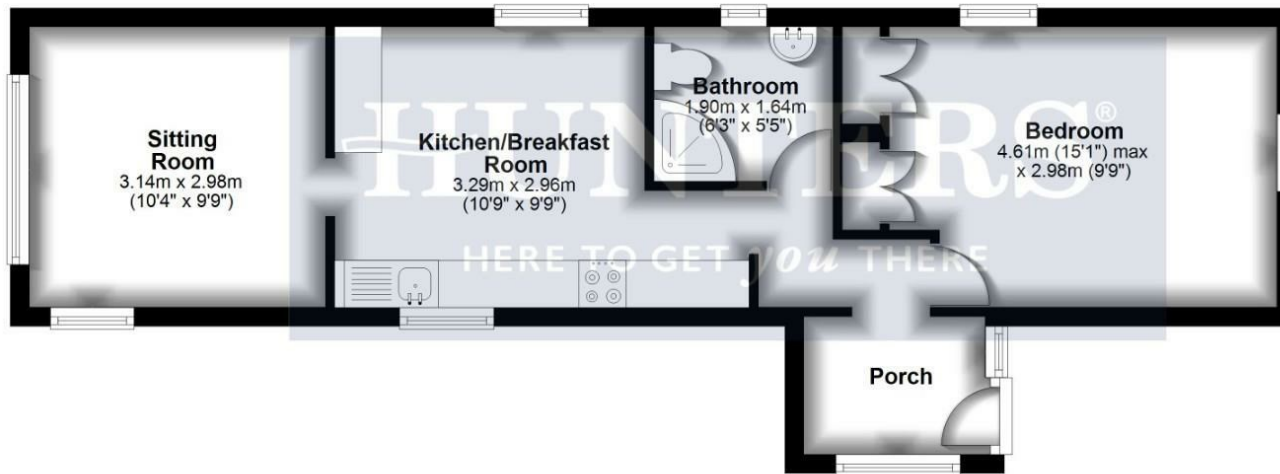
This property is ideal for those searching for a peaceful and friendly community environment, with all the essential amenities of Whitchurch within easy reach. Early viewing is highly recommended to appreciate the advantages and quality of this delightful park home.





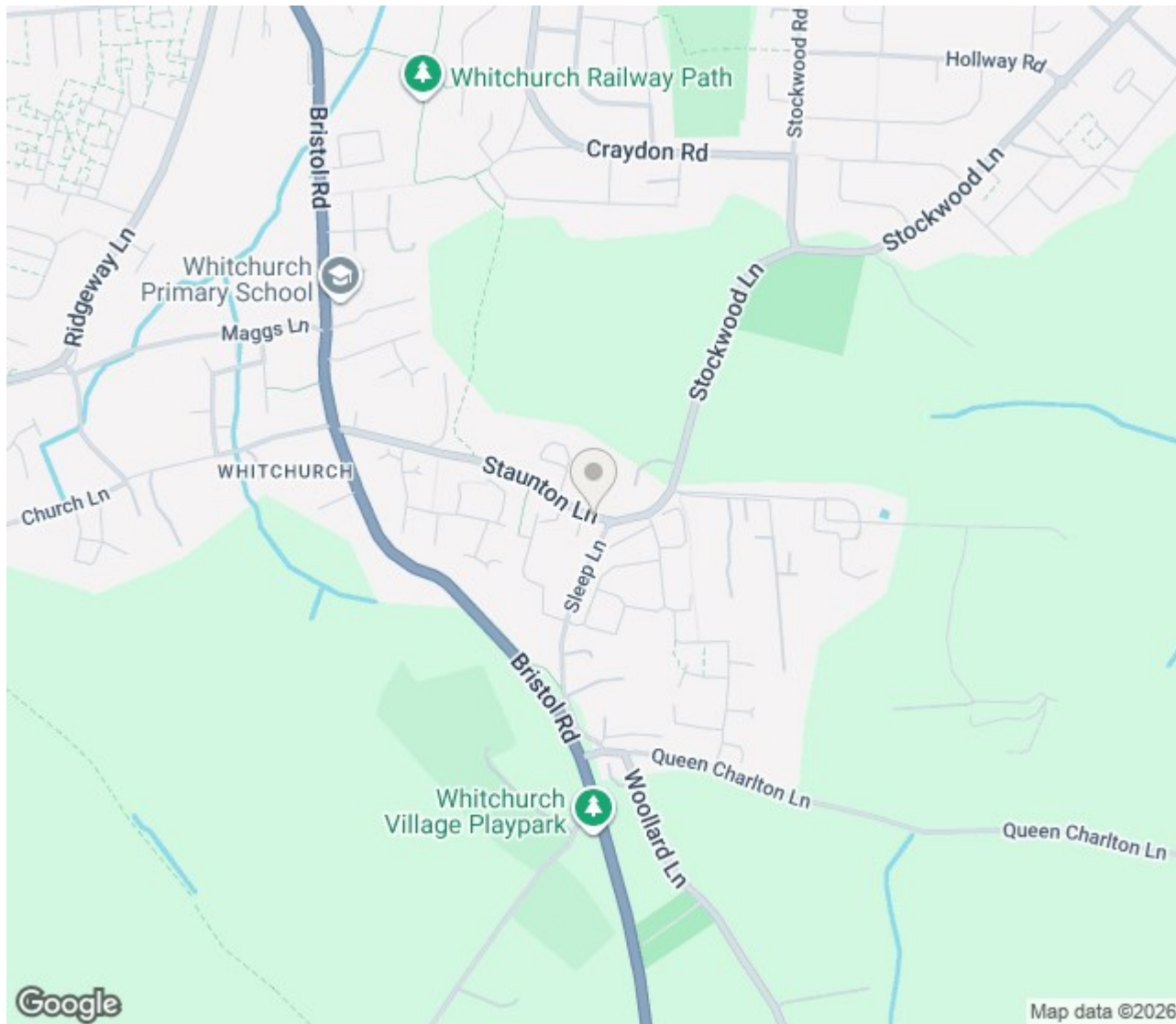
### Ground Floor

Approx. 42.4 sq. metres (456.4 sq. feet)




Total area: approx. 42.4 sq. metres (456.4 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>		
(55-68) <b>D</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	

### 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](mailto: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.