



**Highridge Road, Bristol**  
, BS13 8HP

**£365,000**



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**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Highridge Road, Bristol

## DESCRIPTION

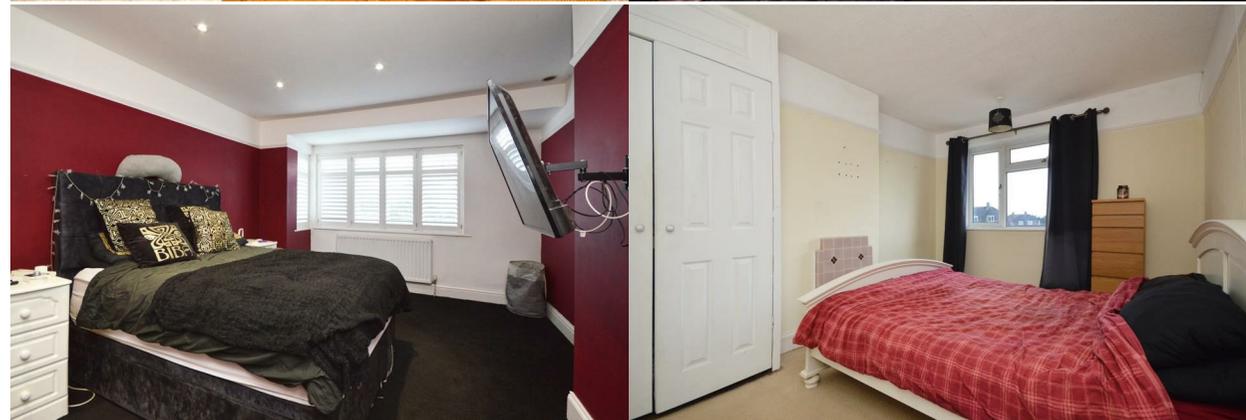
This well-presented semi-detached house offers a wonderful opportunity for families. Situated on a desirable corner plot, the property enjoys a prime location with convenient access to public transport links, reputable nearby schools, and an array of local amenities, ensuring both comfort and practicality for everyday living.

Internally, the property is in good condition and boasts a thoughtfully arranged layout. The welcoming entrance hallway leads to a light and airy lounge at the front of the house, providing an ideal space for relaxation and entertaining guests. There is a separate dining room to the rear featuring patio doors leading to the rear garden. The kitchen also offers direct access to the garden, making it perfect for alfresco dining and family gatherings in the warmer months.

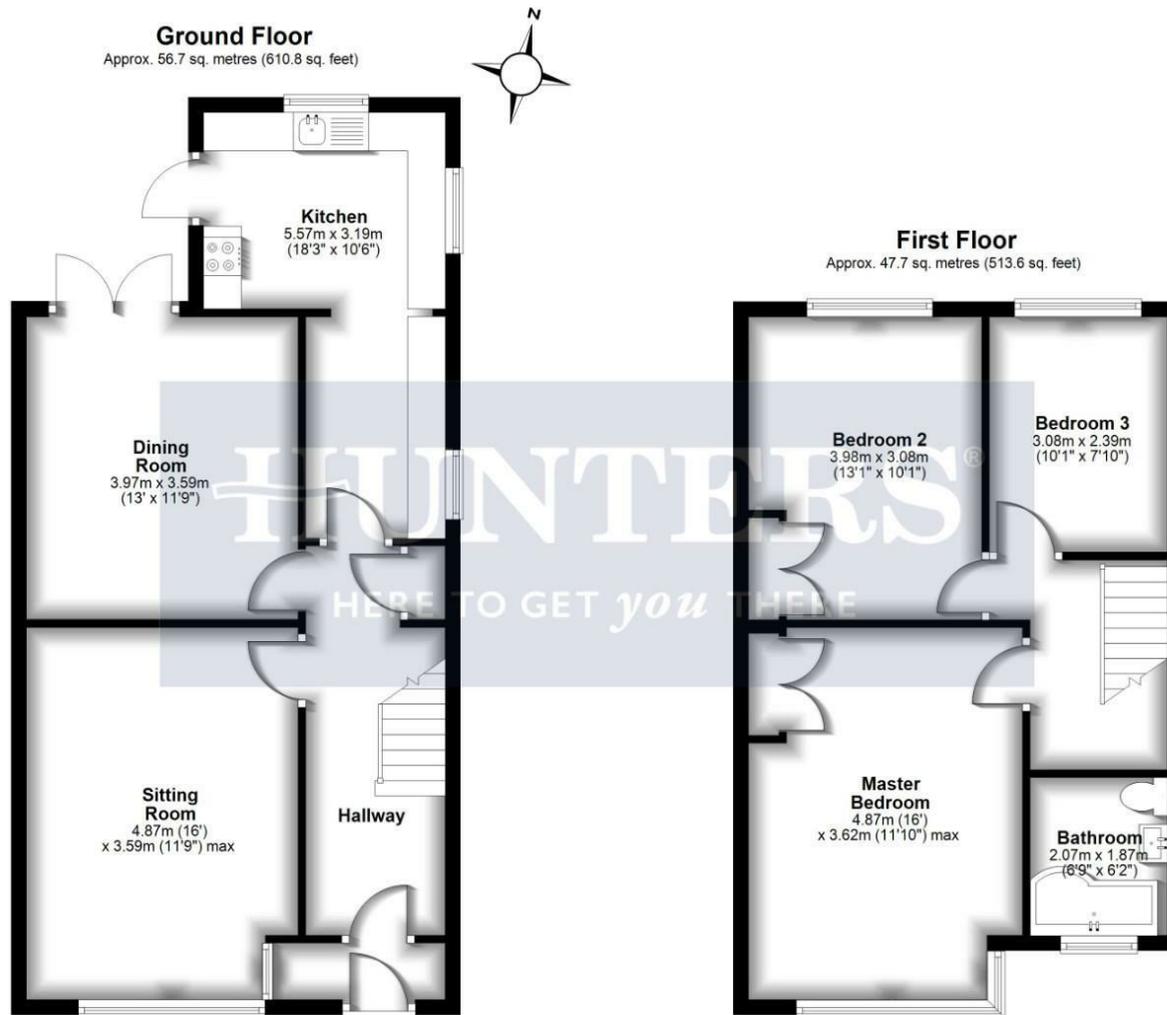
Accommodation comprises three bedrooms, including two generous doubles and a single, catering comfortably to family living or those seeking extra space for a home office or guests. The bathroom provides essential convenience and serves the bedrooms.

Externally, the property truly excels. It benefits from off street parking and a detached garage to the rear, offering secure storage and peace of mind. The substantial corner plot presents exciting potential for future extensions.

With its versatile appeal and scope for further enhancement, this attractive home holds strong potential for families looking to settle in a thriving, well-connected location. Viewings are highly recommended to appreciate all that this property has to offer.

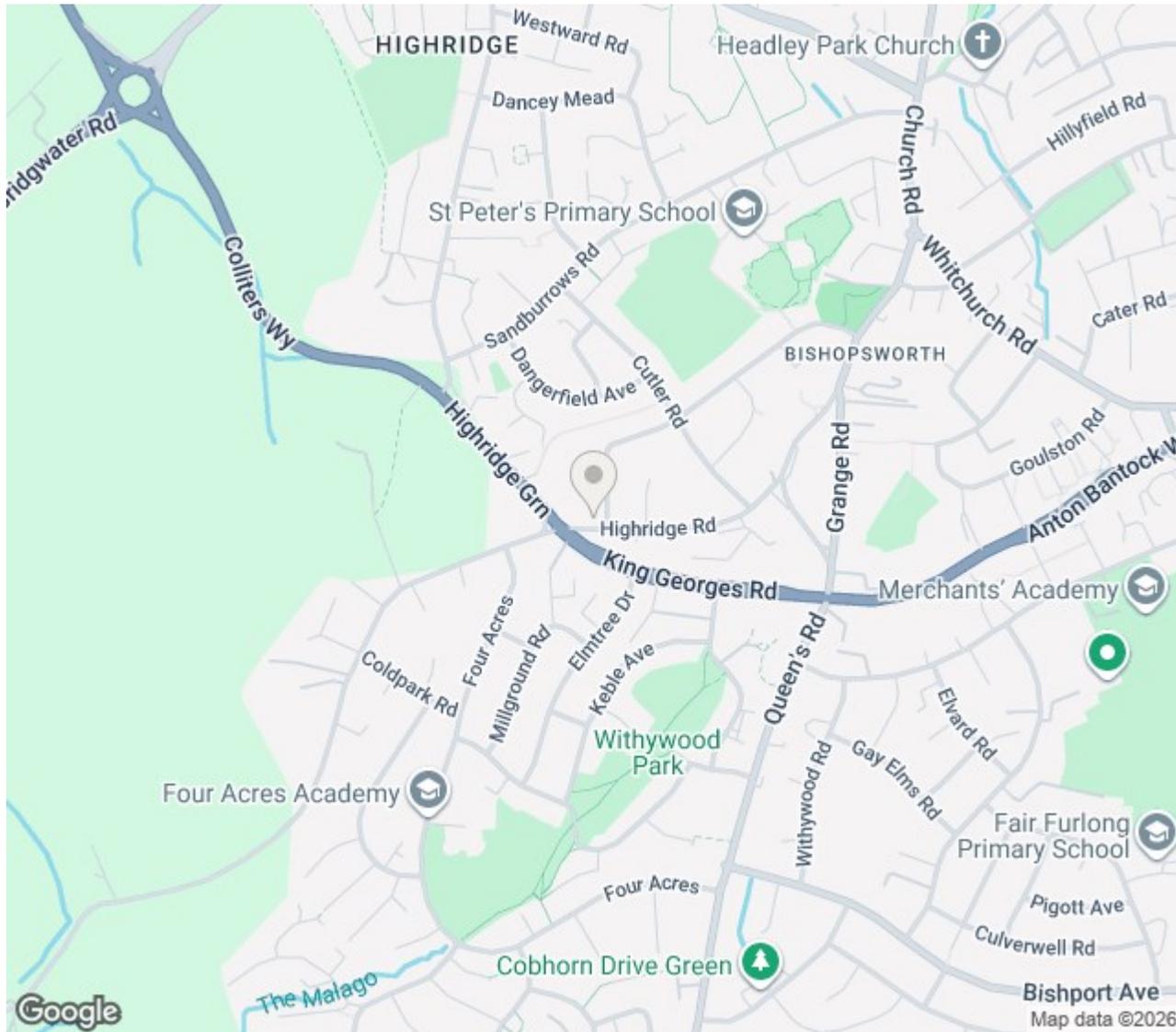






Total area: approx. 104.5 sq. metres (1124.5 sq. feet)





## 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.

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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.