

# HUNTERS®

HERE TO GET *you* THERE

**13 Battson Road, Stockwood, Bristol, BS14 8SW**

**Offers In Excess Of £367,500**

**Property Images**



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## Property Images

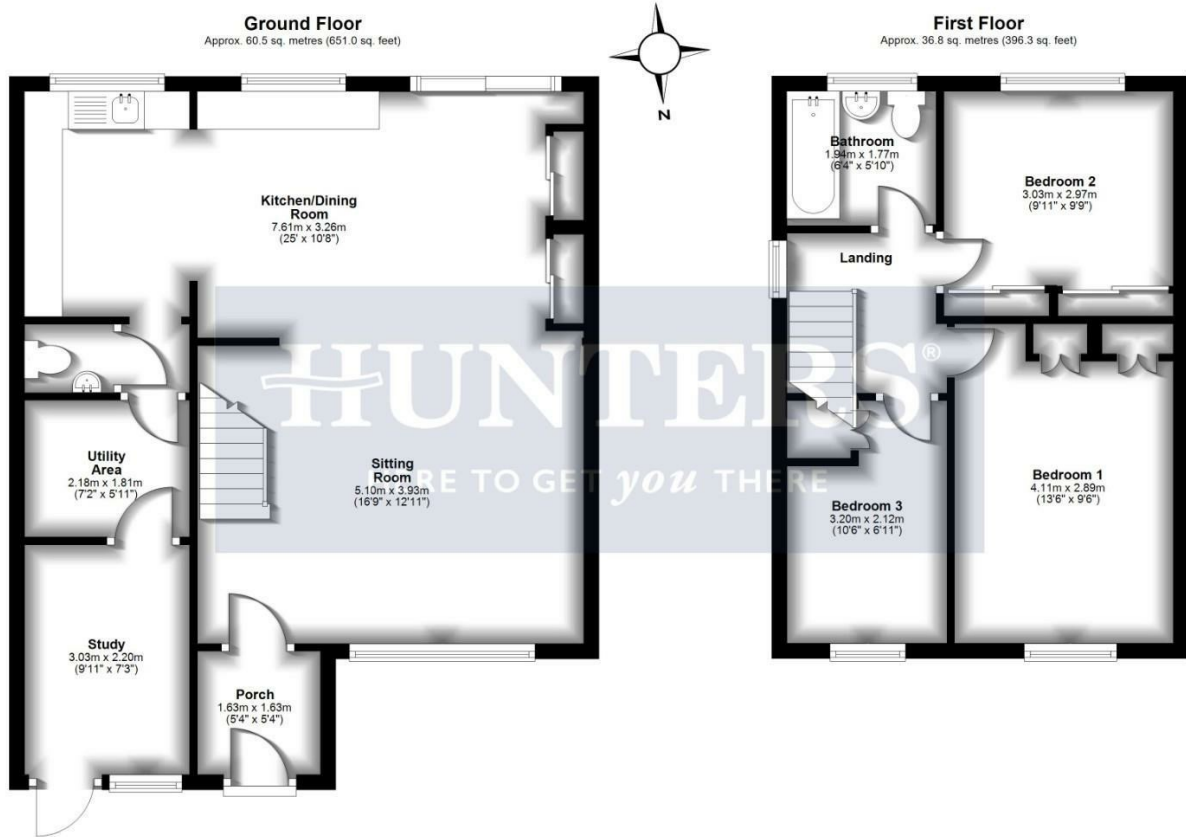


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## Property Images





Total area: approx. 97.3 sq. metres (1047.2 sq. feet)

## 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>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2  
Tenure: Freehold

We are delighted to present this immaculate semi-detached house for sale. This property is ideal for first-time buyers and families alike, boasting an impressive array of features.

The residence offers two tastefully designed reception rooms. An open-plan beautiful lounge and a stunning kitchen/diner, fitted in the last two years, filled with natural light, perfect for entertainment or relaxation. The spacious kitchen comes with ample storage enhancing the dining space with a beautiful garden view, that also provides access to the rear garden through patio doors, a perfect setting for family meals. This property further benefits from a ground floor WC and utility room, adding to the practicality of the property. You will also find a study which you can access from the front of the property and internally. The property also benefits from the addition of a new boiler.

Three bedrooms are housed in this property, two of which are generous double rooms and the third is a single room currently being utilised as a games room. All three rooms have fitted wardrobes. The property also hosts a modern bathroom, ensuring enough facilities for a family.

Externally, the property offers a driveway and off-street parking, a unique feature for properties in this area. The generous garden is enclosed and south-facing! Also complete with a patio area - perfect for alfresco dining in the warmer months.

The location of this house is in close proximity to public transport links, local amenities, and nearby schools making it a convenient place to reside.

This house is not only practical but also provides a cosy home atmosphere with its bright and airy design throughout. Don't miss out on this beautiful home!

## Features

• Semi Detached Home • Three Bedrooms • Lounge & Kitchen/Diner • Ground Floor W/C • Utility • Study • Modern Bathroom • South Facing Garden • Off Street Parking • Planning permission to build a single story extension to the rear & a 4th bedroom over the garage.