



HUNTERS[®]
HERE TO GET *you* THERE

37 Pigott Avenue, Bristol, BS13 9HR

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£140,000

*** NO ONWARD CHAIN*** Situated on Pigott Avenue in Bristol, this one-bedroom ground floor apartment presents an excellent opportunity for those seeking a project to make their own. With no onward chain, the property is ready for a new owner to step in and transform it into a personalised haven.

The apartment features a spacious reception room, good size bedroom, while the bathroom is conveniently located.

One of the standout features of this property is the presence of both front and rear gardens, which offer potential for outdoor enjoyment and gardening enthusiasts. Although the apartment is in need of refurbishment, this allows for the chance to create a living space that truly reflects your style and preferences.

Situated in a desirable area of Bristol, this apartment is well-positioned for access to local amenities, transport links, and the vibrant culture that the city has to offer. Whether you are a first-time buyer, an investor, or looking to downsize, this property holds great promise. Embrace the opportunity to make this apartment your own.

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Ground Floor

Approx. 43.8 sq. metres (471.3 sq. feet)

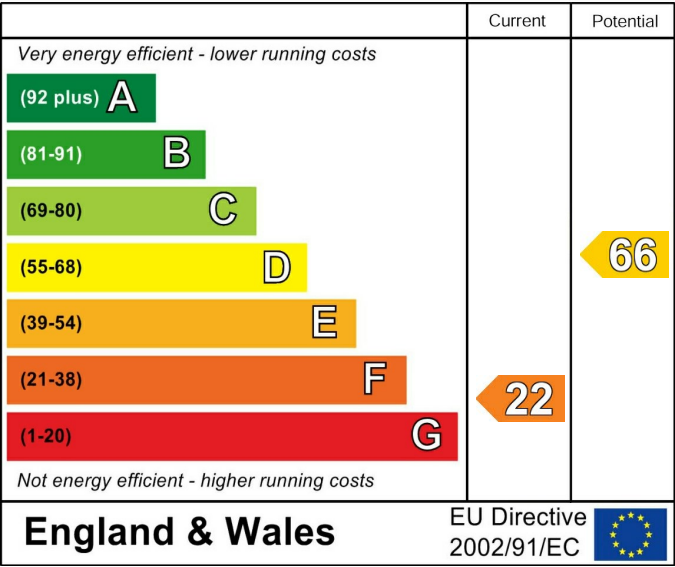


Total area: approx. 43.8 sq. metres (471.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G	22	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating



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. 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.





