



**HUNTERS®**  
HERE TO GET *you* THERE

3 Hellier Walk, Bristol, BS13 0DU

3 Hellier Walk, Bristol, BS13 0DU

Asking Price £270,000

\*\*\* BEING SOLD WITH NO ONWARD CHAIN\*\*\* This terraced property, currently on the market, presents an exceptional opportunity for first time buyers, investors, and families alike. The house is in good condition, ready for its new owners to move in and make it their own.

The property boasts three bedrooms, two of which are double-sized, and one is a single room. This offers excellent potential for either a family home or a rental investment. The bathroom facilities are well-appointed, including a separate shower room and WC.

The heart of the home is undoubtedly the modern kitchen/diner, which is situated to the rear of the property. Featuring patio doors, it provides direct access to the garden. This design allows for natural light to stream into the property, creating a bright and welcoming space.

The reception room, located at the front, is a light and airy lounge. This versatile space could serve as a perfect setting for entertaining guests, or as a cosy family room to gather in the evening.

One of the unique features of this property is the off-street parking, making it a practical choice for those with vehicles. Additionally, the property comes with a garden, offering outdoor space for relaxation or play.

The property is favourably located with access to public transport links, nearby schools, and local amenities. This makes it a convenient base for daily life.

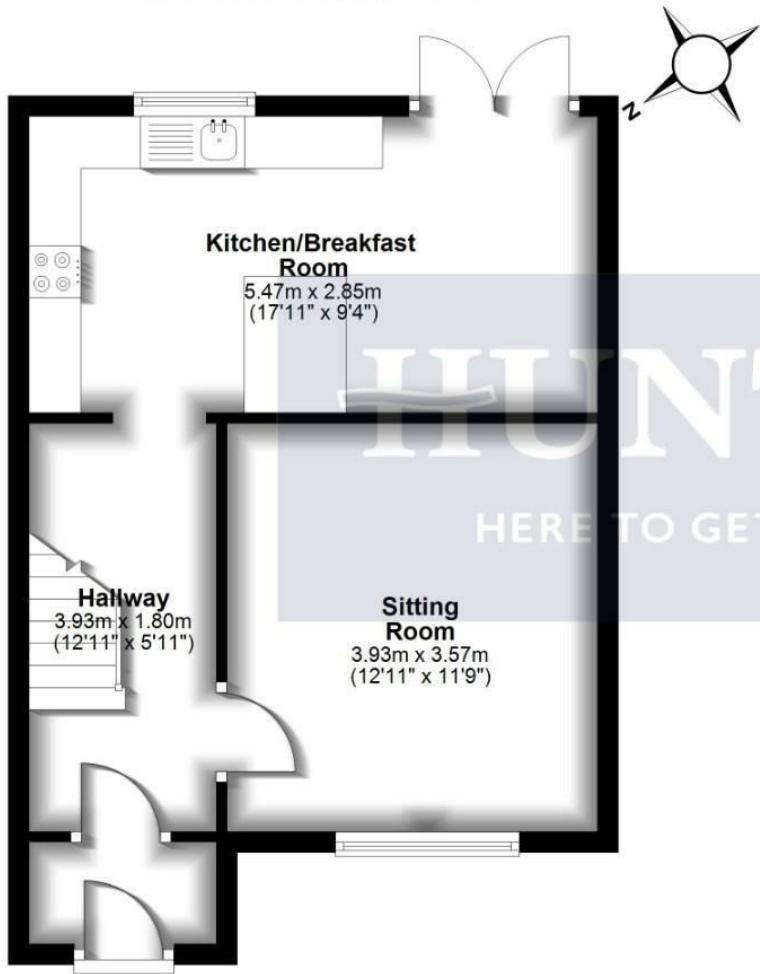
This property combines comfortable living spaces with convenience don't miss this opportunity to secure a fantastic home or investment!

Hunters Bishopsworth 25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441

[bishopsworth@hunters.com](mailto:bishopsworth@hunters.com) | [www.hunters.com](http://www.hunters.com)

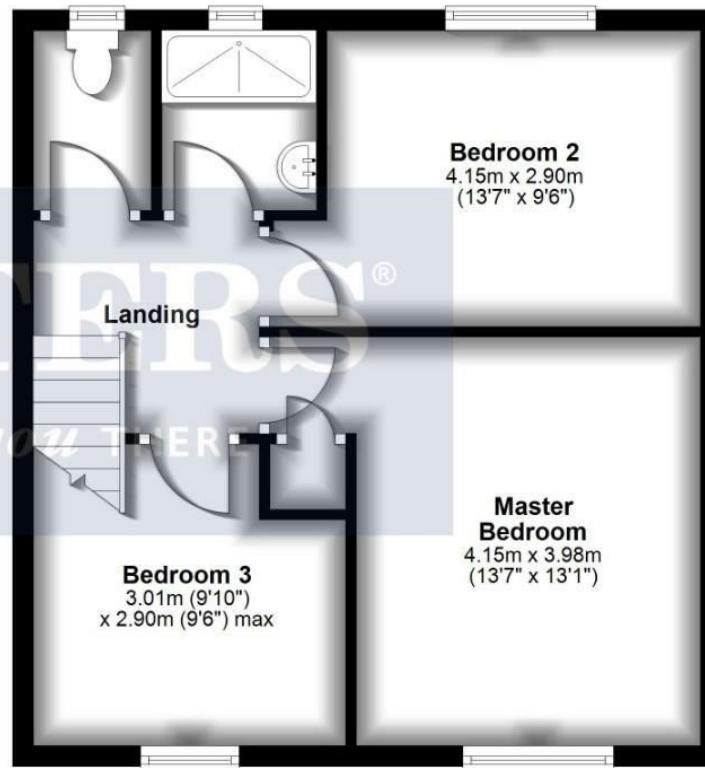
## Ground Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



## First Floor

Approx. 44.0 sq. metres (473.6 sq. feet)

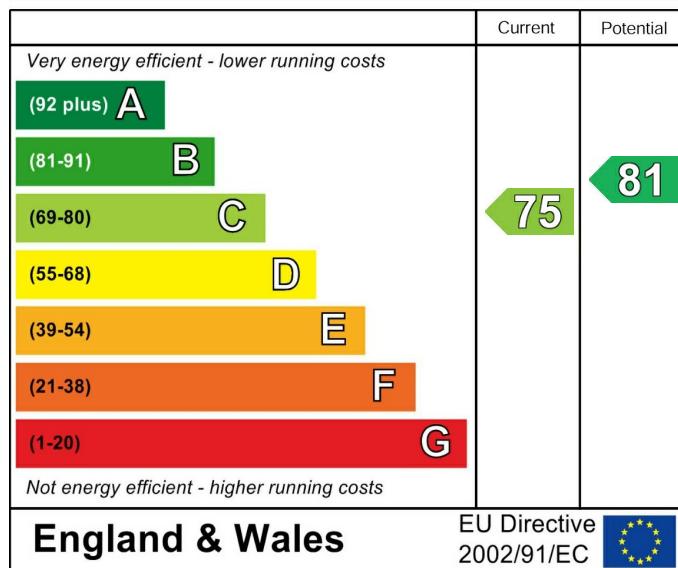


Total area: approx. 83.5 sq. metres (898.8 sq. feet)

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			
EU Directive 2002/91/EC			
<b>England &amp; Wales</b>			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
<b>England &amp; Wales</b>			

## 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.



