



**Sturminster Road, Bristol**

, BS14 8ED

**£180,000**



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# Sturminster Road, Bristol

## DESCRIPTION

We are delighted to present this well-maintained two-bedroom top floor flat, an excellent opportunity for both first-time buyers and investors. Situated in a sought-after location with convenient access to public transport links, reputable nearby schools, and a range of local amenities, this property offers an ideal blend of comfort and practicality. Residents will also enjoy the proximity to Stockwood Nature Reserve and a variety of nearby green spaces.

Upon entering, a welcoming entrance hallway leads seamlessly to all bedrooms, the bathroom, and the lounge, creating a sense of flow and spaciousness. The light and airy lounge invites relaxation and entertaining, with direct access to a kitchen situated at the front of the property. The kitchen benefits from an abundance of natural light, making it a pleasant space.

The accommodation comprises a generously sized double bedroom and a comfortable single bedroom, each thoughtfully arranged to maximise space and functionality. Additional features include allocated parking, communal areas, and valuable loft storage—a rarity in flats and perfect for those seeking extra storage capacity.

Offered with no onward chain, this property presents a stress-free purchase opportunity. Its location directly on a bus route further enhances connectivity, making daily commutes and travel exceptionally convenient.

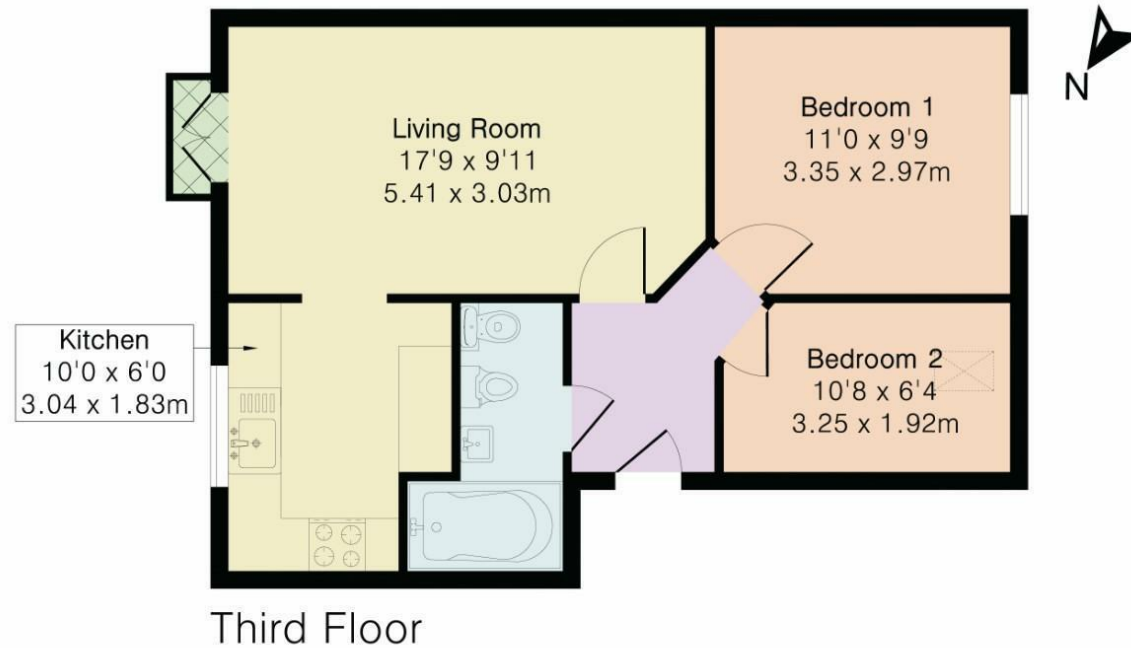
This attractive flat combines practical living with desirable features, all in a vibrant and well-connected community environment. Early viewing is highly recommended to fully appreciate the lifestyle this fantastic property has to offer.







**Approximate Gross Internal Area 527 sq ft - 49 sq m**

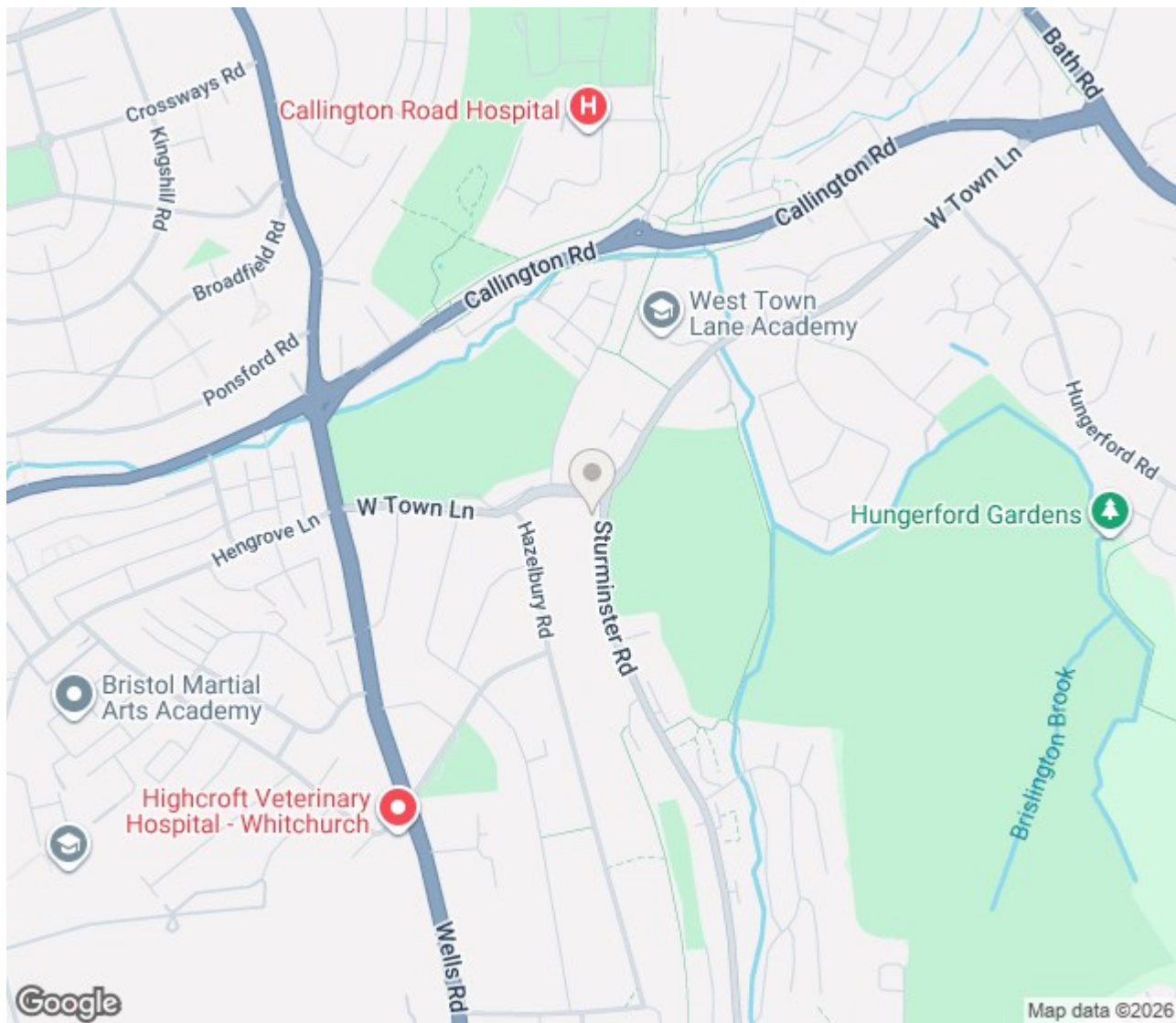


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.









## ENERGY PERFORMANCE CERTIFICATE

### 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>	74	80
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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)**

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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.