



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

44 Keble Avenue, Bristol, BS13 8PW

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Asking Price £300,000

A beautifully refurbished semi-detached house located on Keble Avenue. An ideal home for families or those seeking extra space. The house features a spacious reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings in and three well-proportioned bedrooms,.

Having been newly refurbished throughout to a high standard, this home combines modern comforts with classic appeal. The attention to detail in the renovations is evident, ensuring that every corner of the property is both stylish and functional. The bathroom has also been updated, providing a fresh and contemporary space for relaxation.

One of the standout features of this property is the convenient driveway, offering off-street parking for your vehicles. This is a significant advantage in a bustling city like Bristol, where parking can often be a challenge.

With no onward chain, this property is ready for you to move in without delay. Whether you are a first-time buyer or looking to relocate, this semi-detached house on Keble Avenue presents an excellent opportunity to secure a lovely home in a desirable area. Don't miss your chance to view this exceptional property and experience all that it has to offer.

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Approximate Gross Internal Area 75.8 sq m / 816 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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(21-38) F			
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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. 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.

