



**HUNTERS**<sup>®</sup>  
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771 Bishport Avenue, Bristol, BS13 9EQ

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£250,000

Located on Bishport Avenue, this charming two-bedroom end of terrace house offers a perfect blend of comfort and convenience. The property boasts of a living area and separate kitchen as well as a conservatory providing additional living space.

The two bedrooms are generously sized, making them ideal for a small family or professionals seeking extra space. The bathroom is conveniently located, ensuring ease of access for all residents.

Outside, the property features a driveway and a garage, providing secure parking and additional storage options. The location is particularly appealing, as it is situated close to local schools and amenities, making it an excellent choice for families and individuals alike.

This delightful home on Bishport Avenue is not just a property; it is a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community. With its attractive features and prime location, this house is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely home your own.

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# Bishport Avenue, BS13

Approximate Gross Internal Area 79.0 sq m / 850 sq ft

Total Area 95.5 sq m / 1028 sq ft



Ground Floor

First Floor

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			
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) <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			
England & Wales		EU Directive 2002/91/EC	

## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <div style="background-color: #006400; color: white; padding: 2px; margin-bottom: 2px;">(92 plus) <b>A</b></div> <div style="background-color: #008000; color: white; padding: 2px; margin-bottom: 2px;">(81-91) <b>B</b></div> <div style="background-color: #90ee90; color: white; padding: 2px; margin-bottom: 2px;">(69-80) <b>C</b></div> <div style="background-color: #ffff00; color: black; padding: 2px; margin-bottom: 2px;">(55-68) <b>D</b></div> <div style="background-color: #ffa500; color: black; padding: 2px; margin-bottom: 2px;">(39-54) <b>E</b></div> <div style="background-color: #ff8c00; color: white; padding: 2px; margin-bottom: 2px;">(21-38) <b>F</b></div> <div style="background-color: #ff0000; color: white; padding: 2px;">(1-20) <b>G</b></div> <p><i>Not energy efficient - higher running costs</i></p>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.











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