



**Newland Road, Bristol**

, BS13 9DS

**Asking Price £135,000**



# Newland Road, Bristol

## DESCRIPTION

This one-bedroom first floor flat is offered for sale in Bristol, ideal for first time buyers and investors. The property is accessed via its own separate entrance and features a light and airy lounge, a separate kitchen, a double bedroom and a bathroom.

Externally, the flat benefits from a private garden with storage shed, providing useful outdoor space, along with off-street parking to the front. The property is also offered with no onward chain.

The flat is located in the BS13 area of Bristol, within reach of local amenities including shops, supermarkets and everyday services found along nearby high streets such as Bishopsworth and Bedminster. Local parks and green spaces, including Manor Woods, offer opportunities for walking and recreation.

There are a number of nearby schools in the wider area, catering for primary and secondary age groups, making the location suitable for those needing access to educational facilities.

Public transport links are available via local bus routes providing regular services into Bristol city centre, Temple Meads and surrounding districts. Bristol Temple Meads station offers rail connections to Bath in around 15 minutes and to London Paddington in approximately 1 hour 40 minutes, subject to timetable. Road links give access towards the A38 and A370, connecting to the city centre and the wider motorway network.

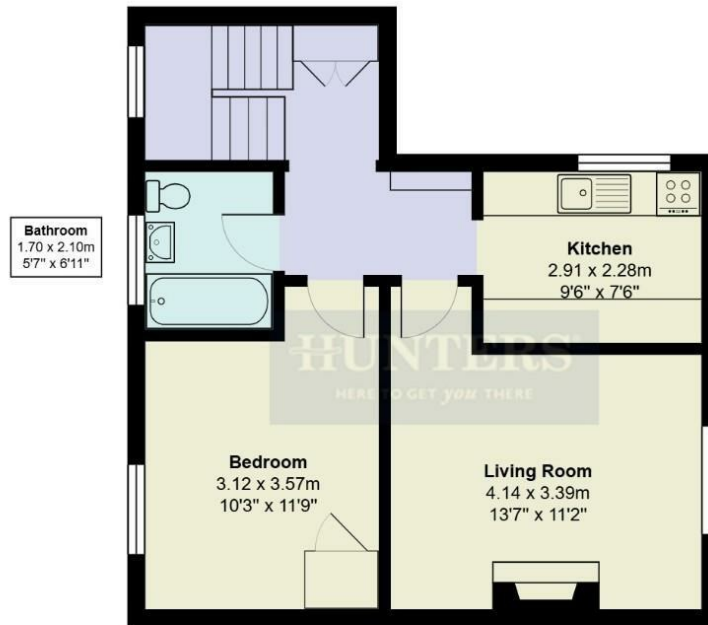
Overall, this one-bedroom flat presents an opportunity for those seeking a property in Bristol with private outside space and parking.



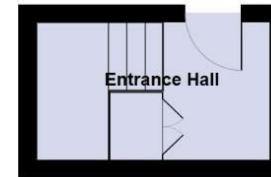




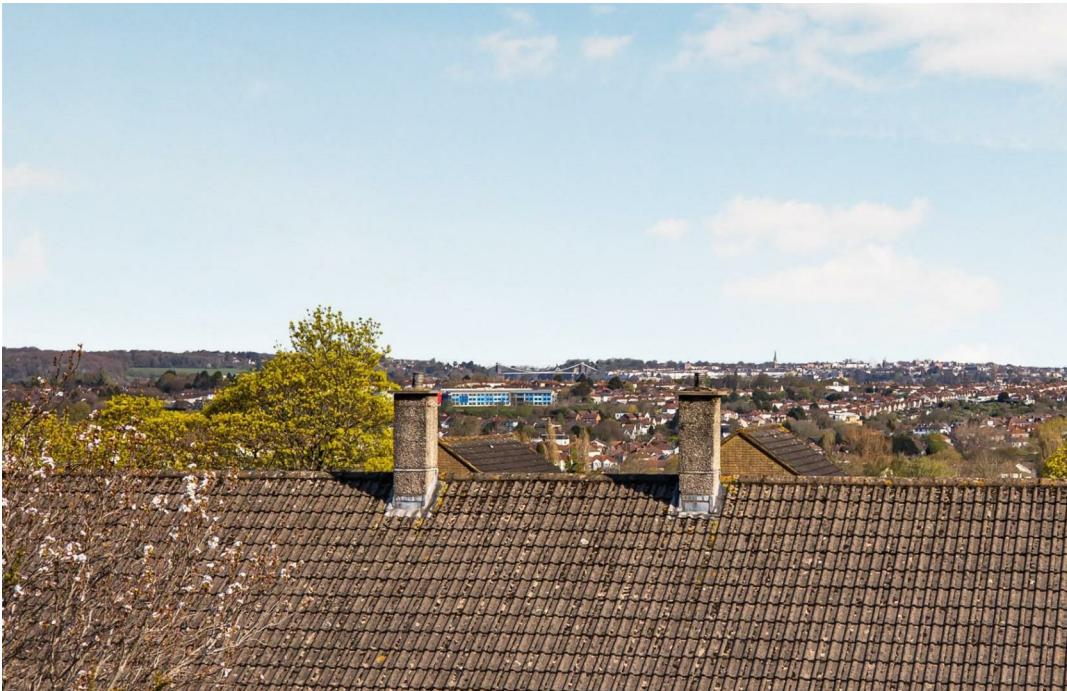
**Newland Road, BS13**  
Total Area: 55.1 m<sup>2</sup> ... 593 ft<sup>2</sup>

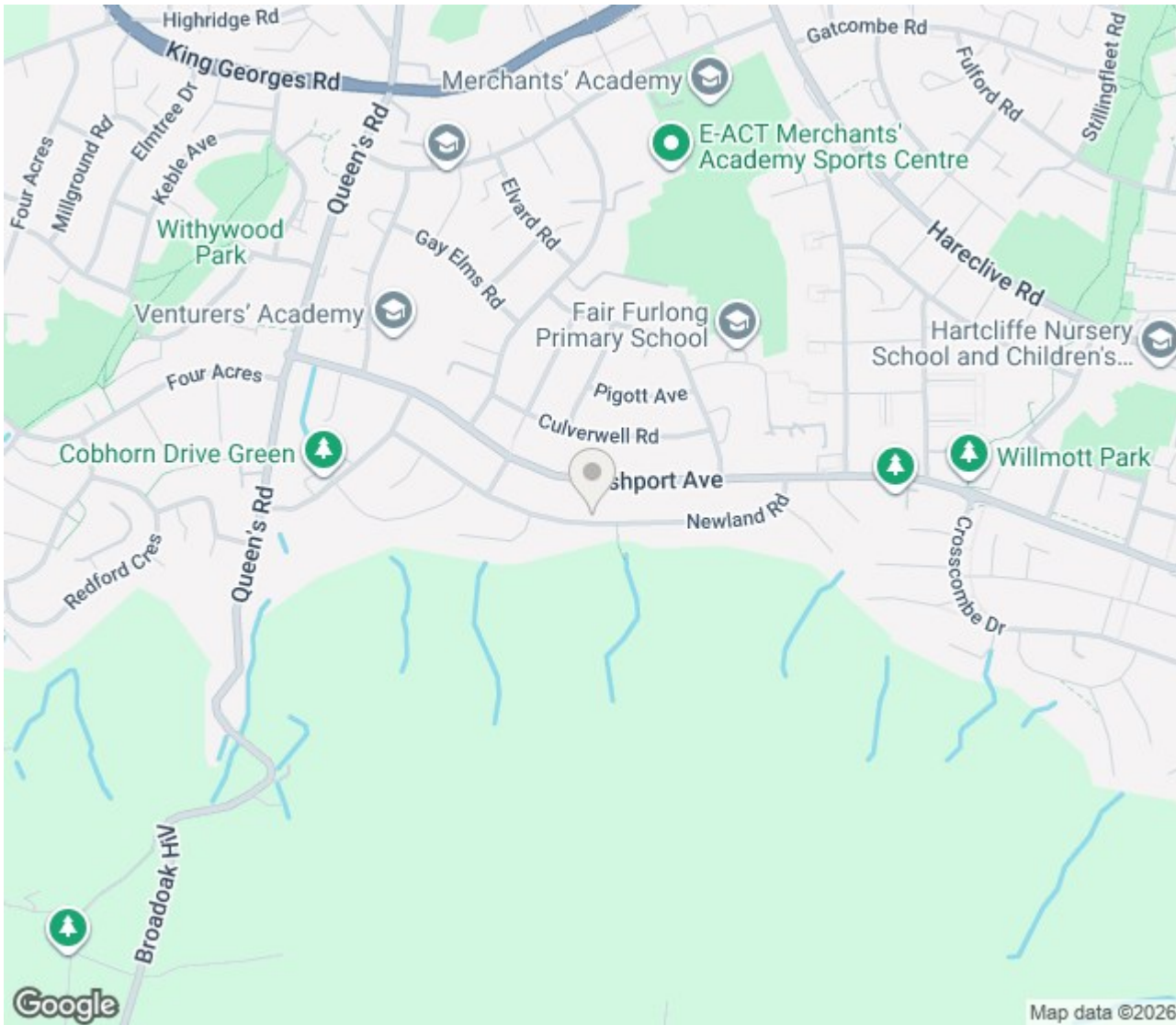


**First Floor**  
Area: 49.4 m<sup>2</sup> ... 532 ft<sup>2</sup>




**Ground Floor**





## 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>		
(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.

**25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441 | [bishopsworth@hunters.com](mailto:bishopsworth@hunters.com)**





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.