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47 Spartley Drive, Bristol, BS13 8DQ

HUNTERS
FOR SALE

47 Spartley Drive, Bristol, BS13 8DQ

£250,000

Presenting this three-bedroom terraced house, offered for sale with no onward chain and exciting potential for those seeking a property to make their own. Situated in a convenient location, the home benefits from excellent public transport links, proximity to reputable local schools, and a wide range of amenities nearby, making it an excellent choice for families, first-time buyers, and investors alike.

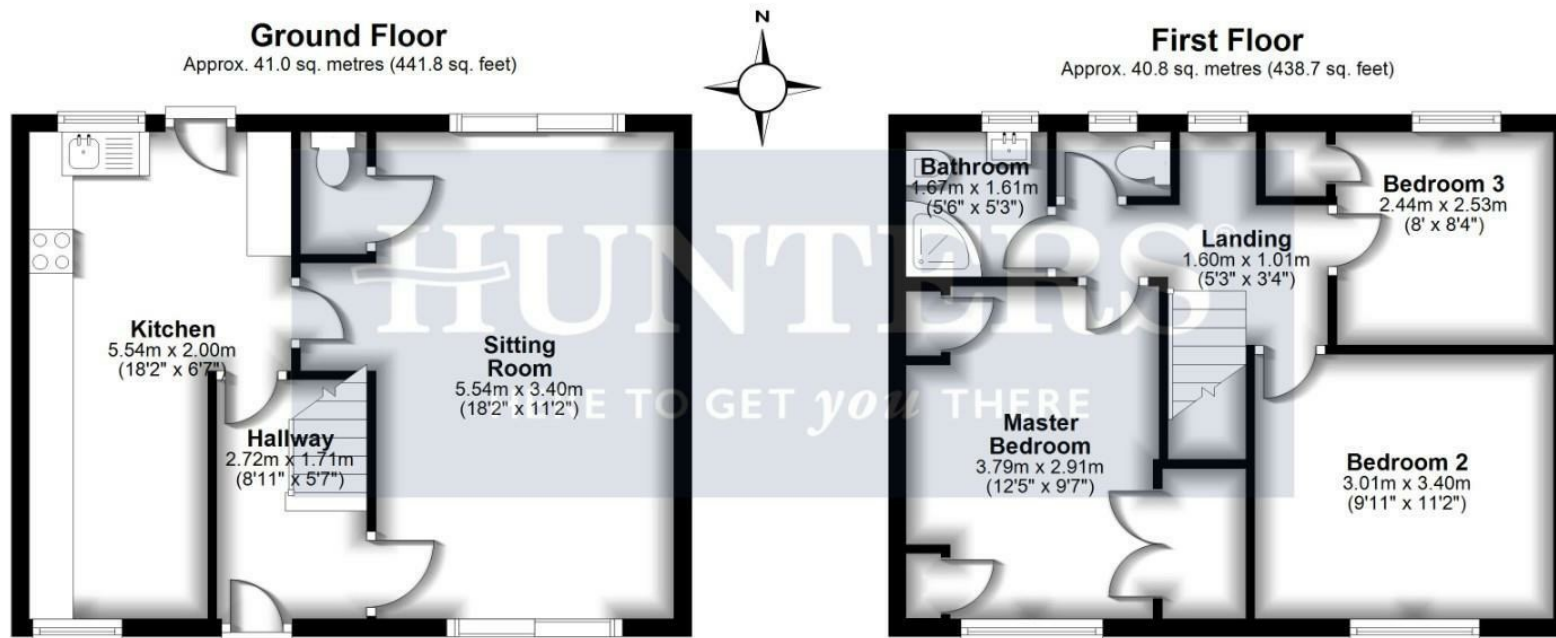
The property comprises a spacious reception room featuring sliding patio doors to both the front and rear aspects, ensuring plenty of natural light and flexibility for indoor-outdoor living. For added convenience, there is a downstairs W/C off the lounge. The kitchen features direct door access to the private enclosed garden, providing a seamless transition to outdoor relaxation or entertaining.

Upstairs, the accommodation includes two generously sized double bedrooms and a further single bedroom, offering versatile spaces for family living or home working, depending on your requirements. The bathroom is equipped with a shower room and a separate W/C, catering to the needs of a busy household.

Externally, enjoy the peace and seclusion of a private enclosed garden and a driveway to the front providing off-street parking.

Requiring modernisation, this home presents a wonderful opportunity to add your own style and value. Viewings are highly recommended to fully appreciate the scope and potential this property has to offer.

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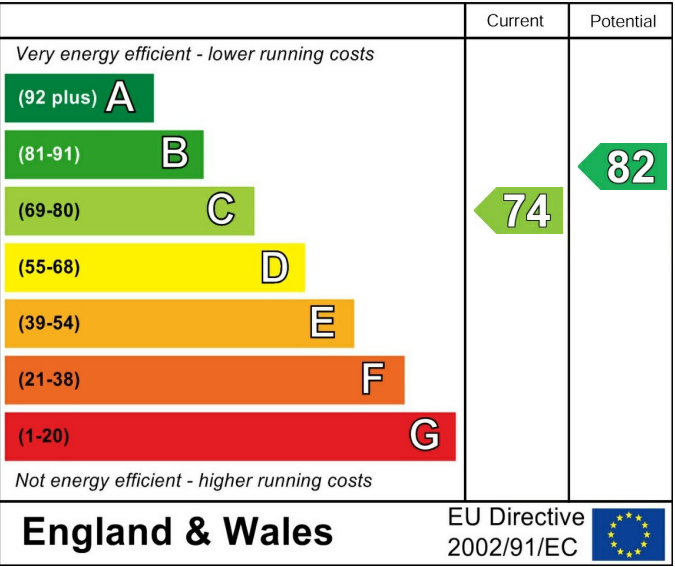


Total area: approx. 81.8 sq. metres (880.4 sq. feet)

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		
	74	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.





