



14 Maceys Road, Bristol, BS13 0NQ

**HUNTERS**<sup>®</sup>  
EXCLUSIVE

14 Maceys Road, Bristol, BS13 0NQ

£290,000

Nestled on Maceys Road, this charming three-bedroom mid-terrace house offers a delightful blend of comfort and practicality. Upon entering, you are greeted by a living area, perfect for enjoying quiet evenings. The additional family room provides extra space for relaxation or play, making it an ideal setting for families of all sizes.

The heart of the home is the well-appointed kitchen/breakfast room, where you can enjoy casual meals and morning coffee while overlooking the garden. This space is designed for both functionality and warmth, ensuring that cooking and dining are a pleasure.

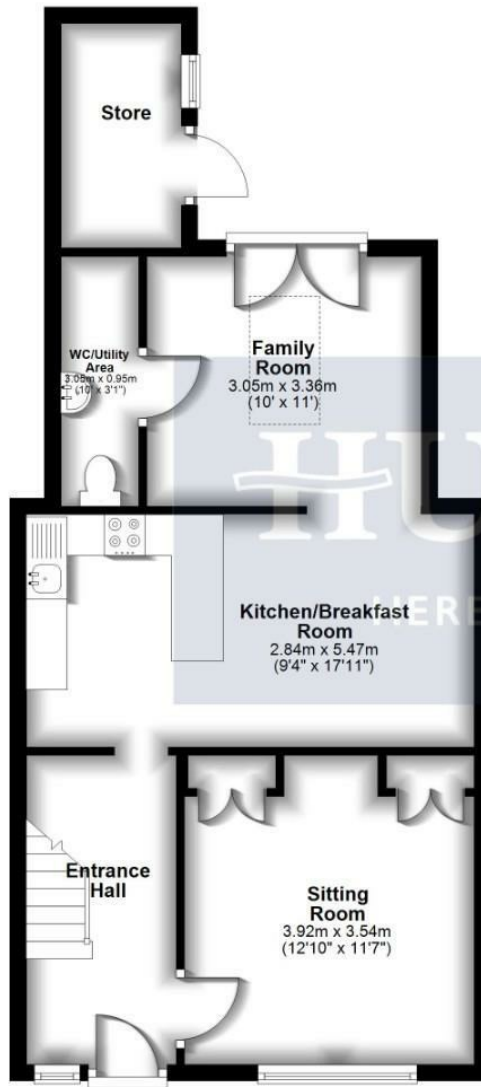
The property boasts three generously sized bedrooms, providing ample space for rest and personalisation. The bathroom is conveniently located to serve the needs of the household, ensuring comfort and ease for all.

Outside, the enclosed rear garden offers a private sanctuary, perfect for outdoor gatherings, gardening, or simply unwinding in the fresh air. Additionally, the driveway provides off-street parking, a valuable feature in this bustling area.

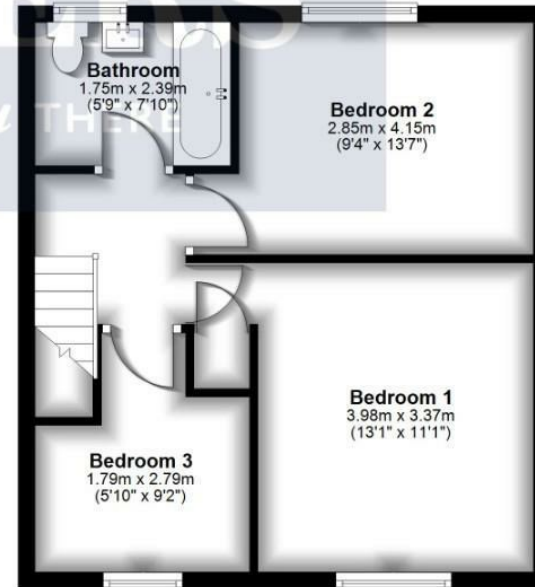
Whether you are a first-time buyer or seeking a family home, this property is sure to impress.

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**Ground Floor**  
Approx. 55.3 sq. metres (595.2 sq. feet)



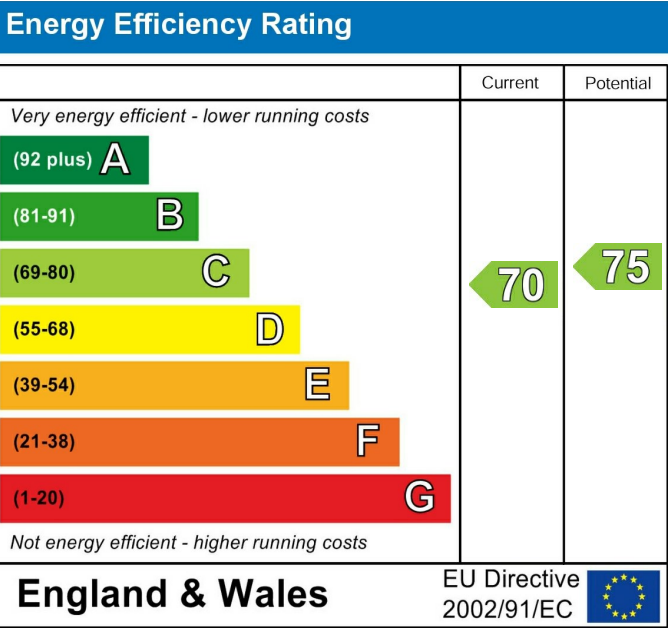
**First Floor**  
Approx. 42.1 sq. metres (452.7 sq. feet)



Total area: approx. 97.4 sq. metres (1047.9 sq. feet)

| 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 |         |           |
|   | 70      | 75        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| 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 |         |           |
|   |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |



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.



