



HUNTERS[®]
HERE TO GET *you* THERE

31 Huntingham Road, Bristol, BS13 8NB

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£290,000

Located on Huntingham Road in the vibrant city of Bristol, this charming mid-terrace house offers a delightful blend of modern living and comfort. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The open plan lounge and dining room create a welcoming atmosphere, ideal for entertaining guests or enjoying quiet evenings at home.

The modern kitchen is equipped with integrated appliances, making meal preparation a breeze. The property also boasts a stylish bathroom, ensuring all your needs are met. Outside, the enclosed rear garden is a true gem, featuring a bar that invites you to relax and unwind in your own private oasis.

Parking is made easy with a driveway that accommodates two vehicles, a valuable asset in this bustling area. The property enjoys lovely views of the Dundry Hills, providing a picturesque backdrop to your daily life. Additionally, the location offers excellent transport links, making commuting a simple task. You will find local amenities, shops, and schools within close proximity, ensuring that everything you need is just a stone's throw away.

This home is not just a place to live; it is a lifestyle choice that combines convenience, comfort, and charm. Don't miss the opportunity to make this delightful property your own.

To appreciate all that this property has to offer call Hunters today on 0117 9723948 to arrange your internal viewing

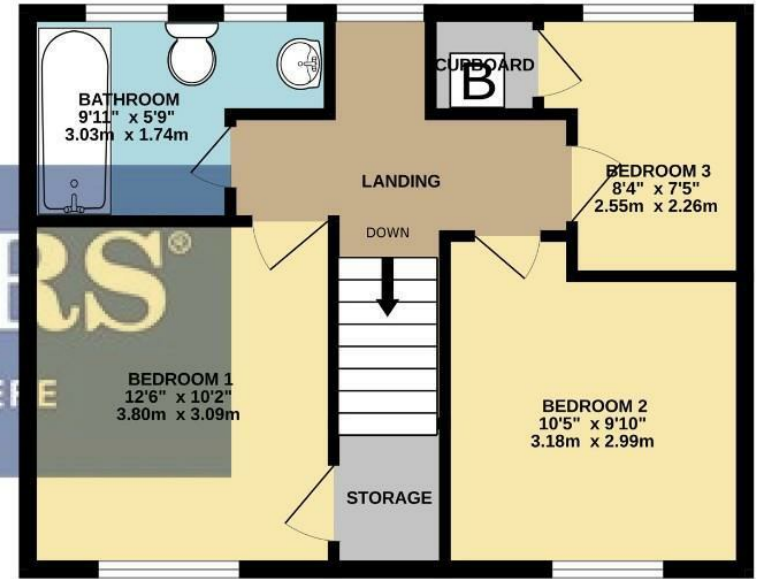
Disclaimer: *The agent acting in the sale of this property is a close family member of the seller. Specifically, the acting estate agent is the seller's mother. All reasonable steps have been taken to ensure that the marketing, negotiation, and sale process is conducted fairly, transparently, and in accordance with The Estate Agents Act 1979 and all applicable professional standards.

Interested parties are advised that no preferential treatment will be given to any buyer, and all offers will be handled in line with standard procedures.

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GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
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	

Entrance Hall

Composite entrance door, parquet wood flooring, built in coat stand and storage, storage under stairs, alarm, stairs rising to first floor

Lounge/ Dining Room

Dual aspect, uPVC double glazed window to front and patio doors to rear leading to the garden, feature fireplace, radiators, laminate flooring

Kitchen

Fully fitted , modern kitchen with dual aspect uPVC window to the front and rear, 5 burner hob with extractor, integrated fridge freezer, washing machine and dishwasher, sink drainer, breakfast bar, radiator, parquet flooring, uPVC double glazed door leading to the rear garden

Landing

Stairs leading from the ground floor to the first floor. Access to all three bedrooms and bathroom, uPVC window to rear, carpet

Bedroom One

uPVC double glazed window to front, storage cupboard, radiator, carpet

Bedroom Two

uPVC double glazed window to front, radiator, carpet

Bedroom Three

uPVC double glazed window to rear, storage cupboard housing combi boiler, radiator, laminate flooring

Bathroom

uPVC windows to rear, three piece suite with shower over the bath, radiator, tiled flooring

Rear Garden

Enclosed rear garden with flower boarders shrubs and trees, patio area and storage shed.
A cosy homemade bar sits inside the summer house, providing the perfect little garden hideaway.


Driveway

Situated to the front of the property providing parking for two vehicles

Disclaimer

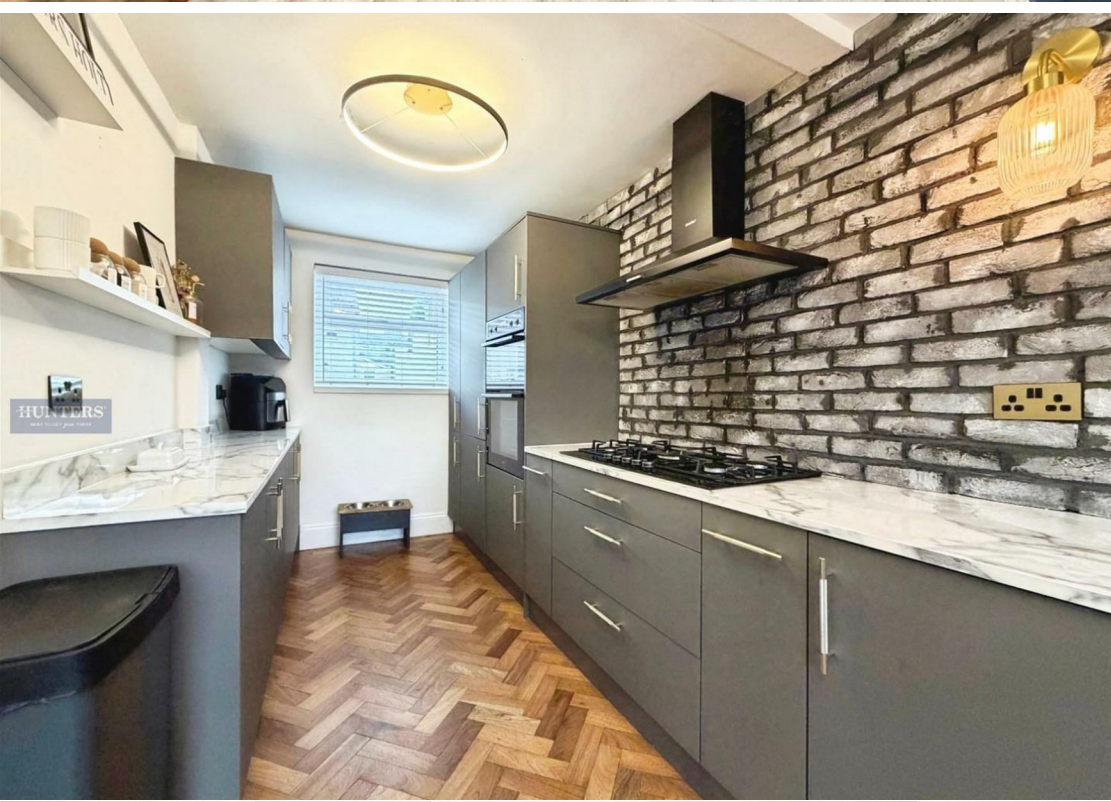
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including 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.











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Real Estate