







38 Grace Drive. Kingswood, Bristol, BS15 4JX

£280,000

HUNTERS®
HERE TO GET *you* THERE

- 3 bedroom end terrace property
- Ideal first time buyer or young family home
- Generous lounge/diner
- First floor bathroom
- Viewing recommended
- Offered with vacant possession
- Modern fitted kitchen
- Enclosed rear garden
- Double glazing and gas central heating
- Good access into Bristol centre

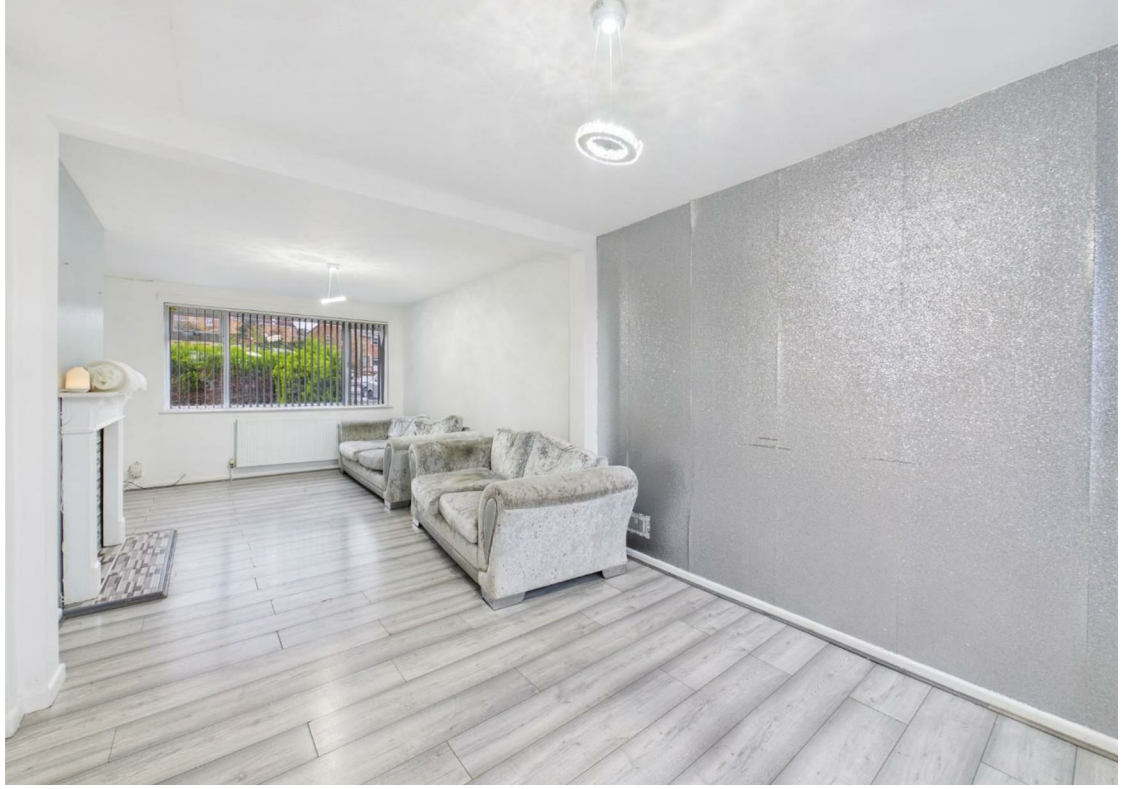
Nestled in the charming neighbourhood of Grace Drive, Bristol, this delightful three-bedroom end terrace house presents an excellent opportunity for first time buyers and families alike. The property boasts a warm and inviting atmosphere, perfect for creating lasting memories.

As you step inside, you will be greeted by a spacious lounge/diner that offers ample natural light, making it an ideal space for relaxation and entertaining guests. The well-appointed kitchen provides a functional layout, allowing for easy meal preparation and family gatherings. Each of the three bedrooms are well sized, providing comfortable retreats for rest and relaxation. You will also find a fitted bathroom located to the first floor.

The outdoor space is equally appealing, featuring a manageable enclosed rear garden that offers a perfect spot for outdoor activities or simply enjoying the fresh air. The location on Grace Drive is particularly advantageous, with convenient access to local amenities, schools, and parks, making it a desirable area for families.

This property is not just a house; it is a place where you can truly feel at home. With its blend of comfort, space, and a welcoming community, this three-bedroom house on Grace Drive is a wonderful opportunity for anyone looking to settle in Bristol. Do not miss the chance to make this charming property your own.











Viewing

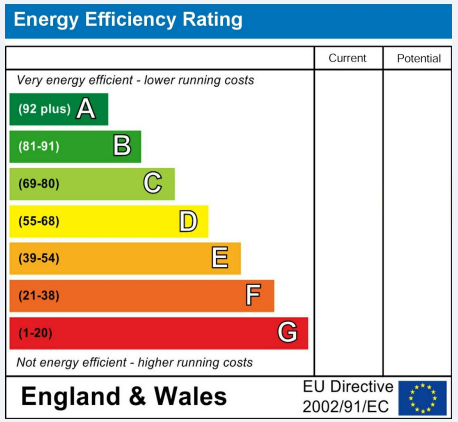
Please contact our Hunters Fishponds Office on 0117 965 3162 if you wish to arrange a viewing appointment for this property or require further information.

764 Fishponds Road, Fishponds, BS16 3UA
Tel: 0117 965 3162 Email:
fishponds@hunters.com https://www.hunters.com

The Property Ombudsman

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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.

ANTI-MONEY-LAUNDERING - Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted