

# HUNTERS®

HERE TO GET *you* THERE

**23 Elder Avenue, Bristol, BS4 1FU**

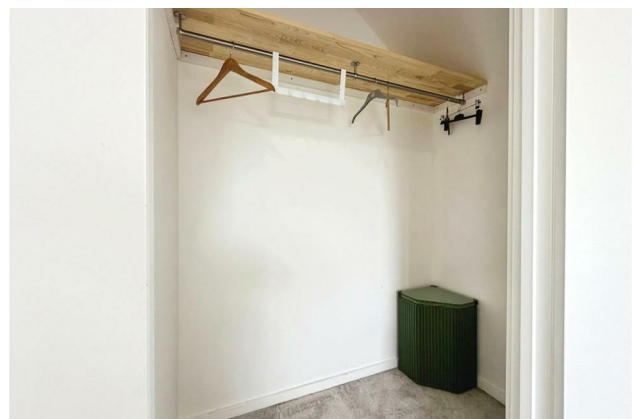
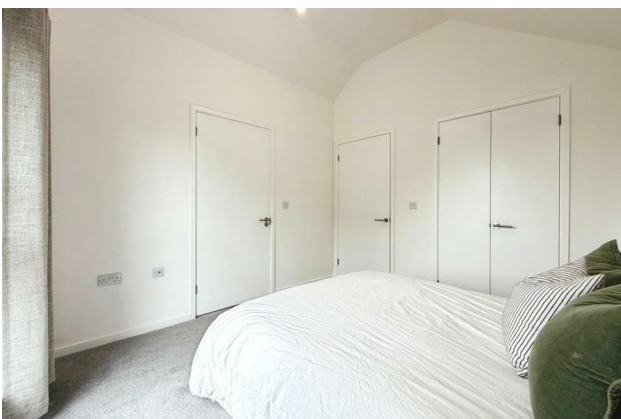
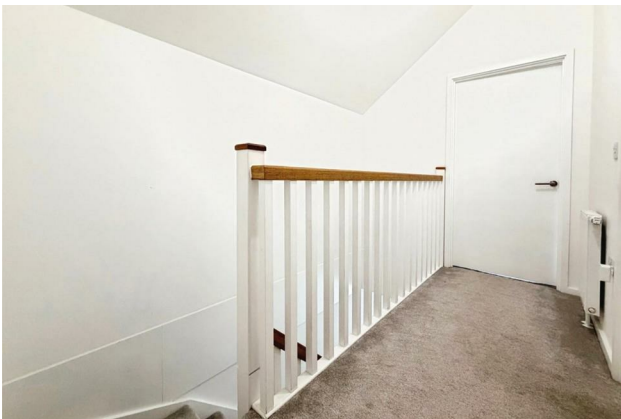
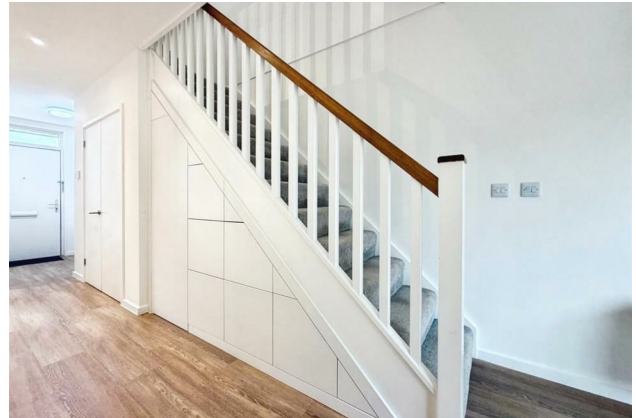
**£325,000**



# HUNTERS®

HERE TO GET *you* THERE

## Property Images

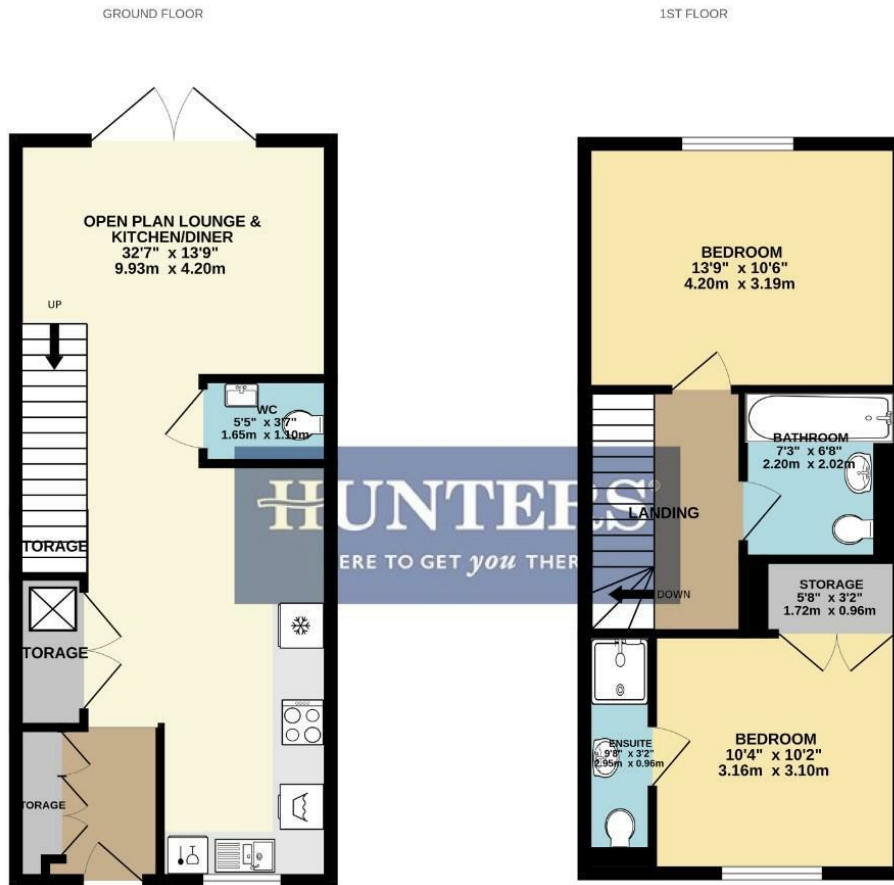


## Property Images



# HUNTERS®

HERE TO GET *you* THERE

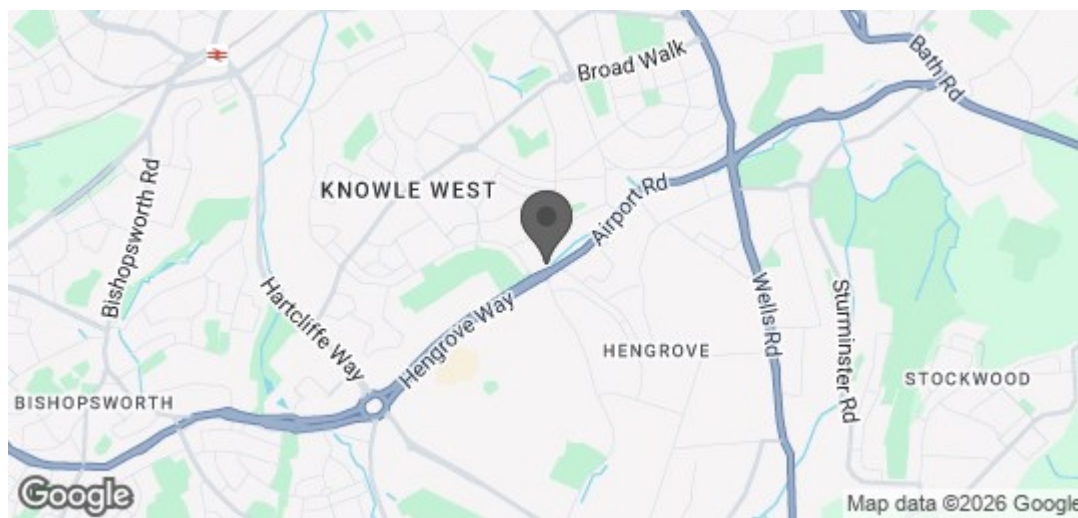


TOTAL FLOOR AREA: 883sq.ft. (82.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
 Made with Metrepack (2025)

# HUNTERS®

HERE TO GET *you* THERE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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	





**\*\*NO ONWARD CHAIN\*\*** Situated in Elder Avenue, Bristol, this modern end-terrace house presents an excellent opportunity for first-time buyers, small families, or investors. Built in 2023 with its 10-year Checkmate warranty the property boasts a contemporary design that prioritises energy efficiency using an air source heat pump & MEV ventilation system. ensuring a comfortable and sustainable living environment.

Spanning an impressive 883 square feet, the home features a welcoming lounge and kitchen/diner that provides a perfect space for relaxation and entertaining. With two well-proportioned bedrooms, there is ample room for family or guests. The property also includes a bathroom, ensuite shower room & ground floor W/C offering convenience and privacy for all occupants.

One of the standout features of this property is the larger than average rear garden, which not only provides a delightful outdoor space for children to play or for hosting summer gatherings but also includes side access for added practicality. Additionally, the house comes with two allocated parking spaces, a valuable asset in this bustling area.

The property also features ample storage available throughout, ensuring that all your belongings can be neatly organised.

This property is ideally situated, making it a perfect choice for those looking to enjoy the vibrant lifestyle that Bristol has to offer. With its local amenities and thoughtful design, this home is ready to welcome its new owners. Don't miss out on this fantastic opportunity to secure this beautiful property. Contact us today to arrange your internal viewing - 0117 9723948 or email us at [knowle.bristol@hunters.com](mailto:knowle.bristol@hunters.com)

308 Wells Road, Knowle, Bristol, BS4 2QG

Tel: 0117 972 3948 Email: [knowle.bristol@hunters.com](mailto:knowle.bristol@hunters.com)

<https://www.hunters.com>