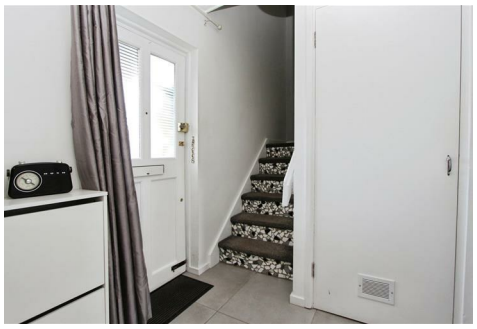
Eveleighs

info@eveleighs.com
www.eveleighs.com



39 Hanford Court, Bristol, BS14 8BD

£275,000

This immaculate end of terrace house is offered for sale in Bristol and is ideal for first time buyers. The property features two double bedrooms, providing comfortable accommodation for a variety of lifestyles. The sitting room overlooks the garden and creates a welcoming environment for relaxing or entertaining. The kitchen includes a dining space and offers direct access to the garden, making it suitable for indoor and outdoor dining.

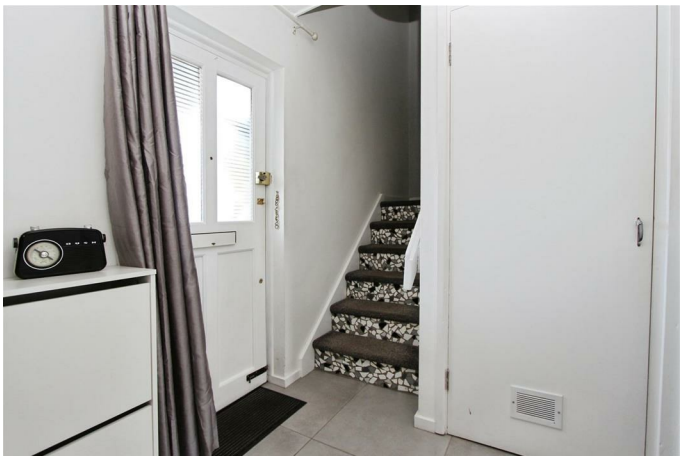
The property benefits from a communal car park, ensuring convenient parking for residents. With an EPC rating of C and council tax band B, the home presents an efficient and manageable option.

Located in a residential setting with good public transport links, the property is well placed for access to central Bristol. Local bus routes run nearby, connecting residents to Bristol city centre and other key areas, while Bristol Temple Meads railway station, a short drive away, offers direct train services to Bath (around 15 minutes), London Paddington (approximately 90 minutes), and Cardiff (around 50 minutes).

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

01275 409088

Entrance Hall



Sitting Room
15'3" x 12'5" (4.65 x 3.80)

Kitchen / Diner
21'7" x 6'9" (6.58 x 2.07)

First Floor Landing

Bedroom One
12'5" x 10'5" (3.80 x 3.19)

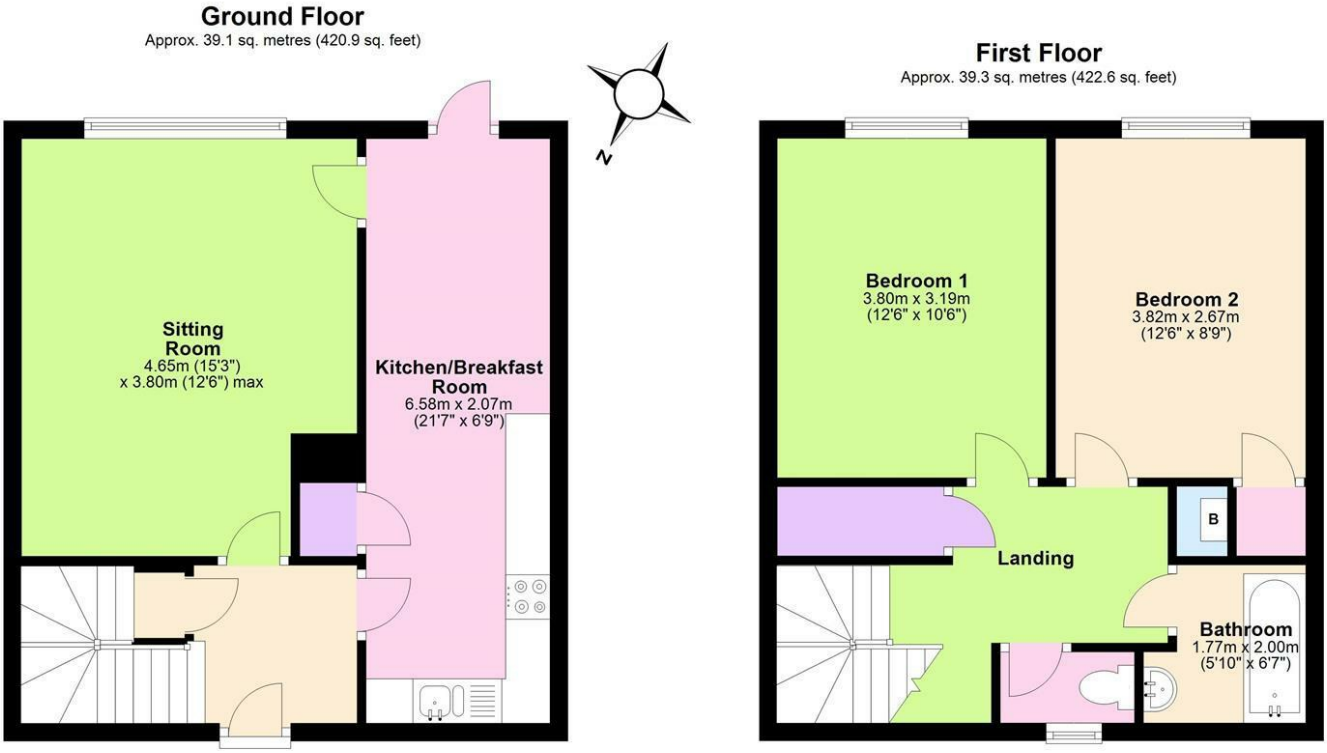
Bedroom Two
12'6" x 8'9" (3.82 x 2.67)

Bathroom
5'9" x 6'6" (1.77 x 2.00)

Separate WC

Outside

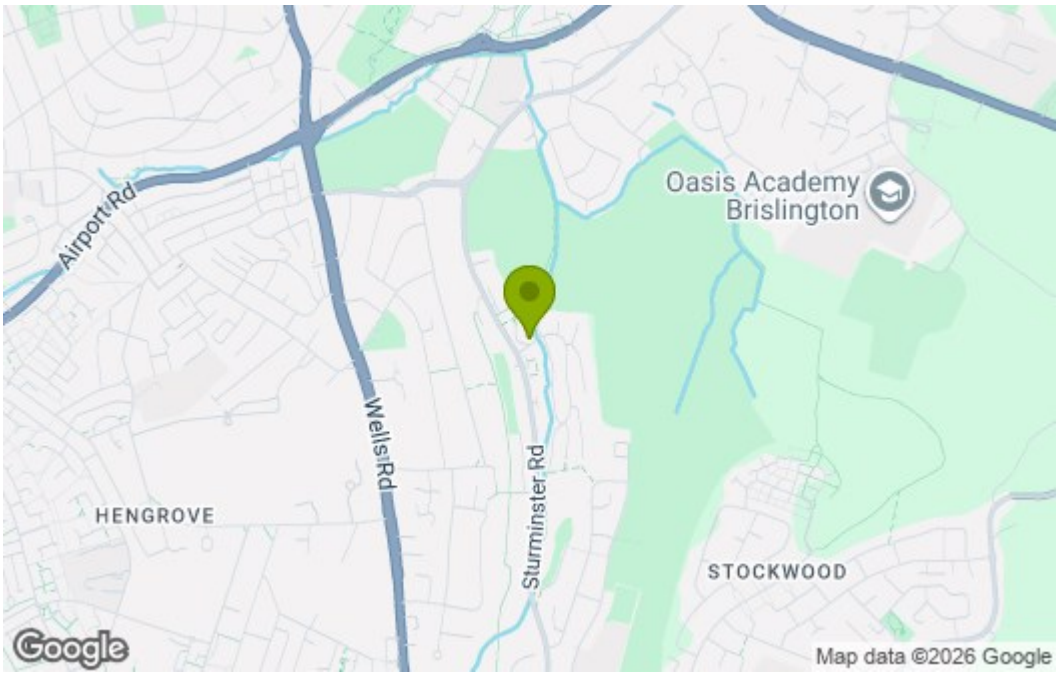
Floor Plan



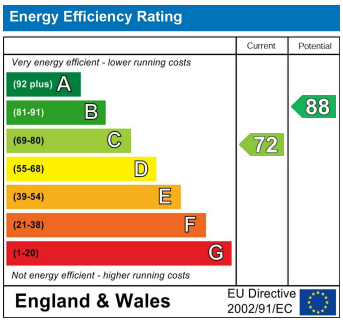
Total area: approx. 78.4 sq. metres (843.5 sq. feet)

39 Hanford Court, Bristol

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.