



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

22 Highridge Road, Bishopsworth, Bristol, BS13 8HL



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£290,000

Offered to the market with no onward chain, this extended three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to put their own stamp on a generously sized property in a popular location.

The home benefits from three true double bedrooms, excellent ground-floor space thanks to the extension, and a bright open-aspect rear garden, giving a lovely feeling of privacy and space. There is also the added convenience of off-street parking.

While the property requires modernisation, it offers huge potential to update and create a wonderful family home tailored to your own style and needs.

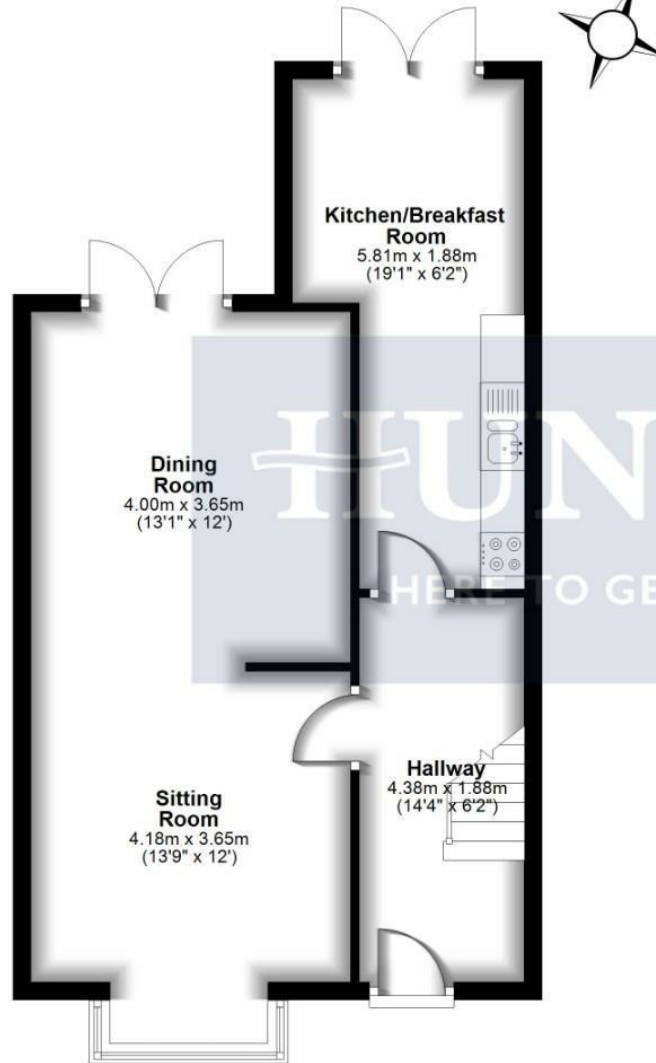
Situated in an area well served by great transport links, local amenities and schools, this property is ideal for commuters and families alike.

A superb opportunity for anyone seeking space, potential, and a straightforward purchase with no chain.

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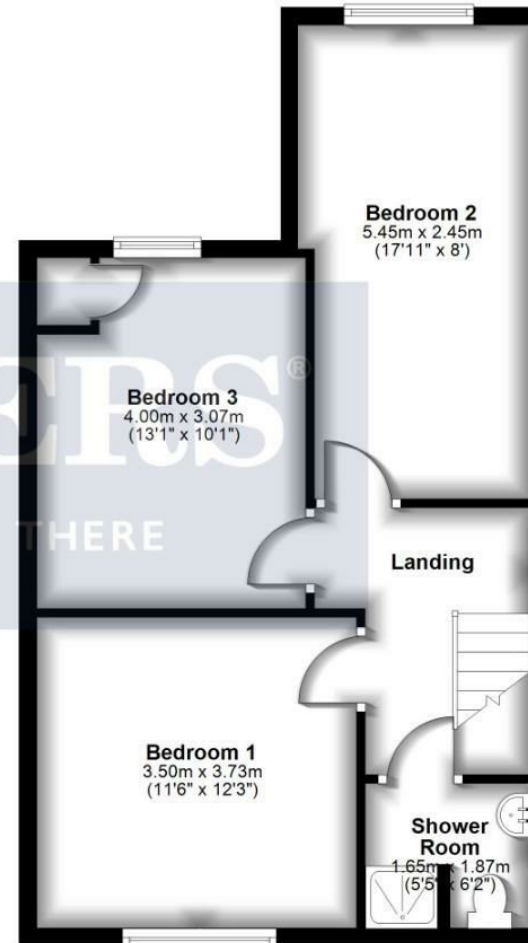
# Ground Floor

Approx. 50.7 sq. metres (545.3 sq. feet)



# First Floor

Approx. 50.1 sq. metres (538.9 sq. feet)

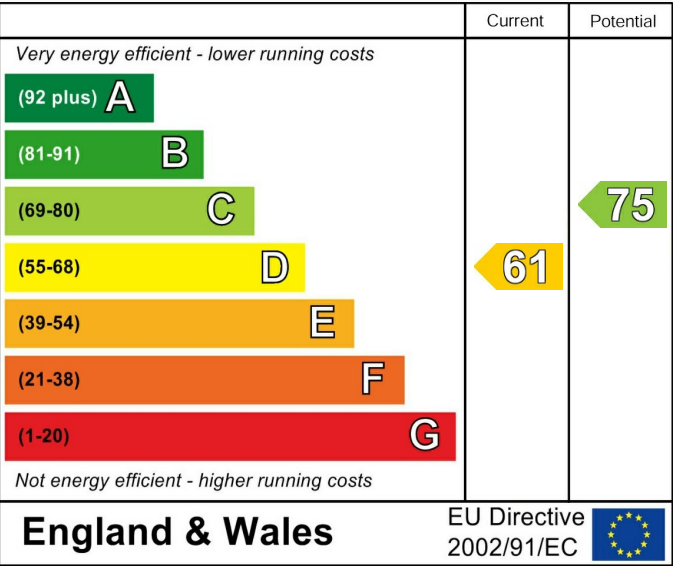


Total area: approx. 100.7 sq. metres (1084.2 sq. feet)

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		
	61	75
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating



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.



















