







8 The Glades, Bristol
BS5 7EN

£325,000

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HERE TO GET *you* THERE

- 2 double bedroom semi detached property
- Stylish fitted kitchen/breakfast room
- Lovely rural type setting
- Superb rear aspect
- Viewing recommended
- Generous lounge/diner with garden views
- Single garage and off street parking
- Good size rear garden
- Individual well spaced home
- Good access to Bristol centre/M32

Nestled in the charming area of The Glades, Bristol, this delightful house presents an excellent opportunity for couples or first time buyers. With two well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is thoughtfully designed to maximise both space and functionality, making it a wonderful choice for those seeking a blend of comfort and practicality.

There is also a fabulous modern re-fitted kitchen breakfast room having lovely rear views to enjoy on a rainy day while having a cup of tea.

The Glades is known for its friendly community atmosphere and convenient access to local amenities, including shops, schools, and parks. This location provides a perfect balance of suburban tranquillity while remaining well-connected to the vibrant city of Bristol.

Whether you are looking to settle down or invest in a property with great potential, this house in The Glades is certainly worth considering. With its appealing features and prime location, it promises to be a lovely place to call home.





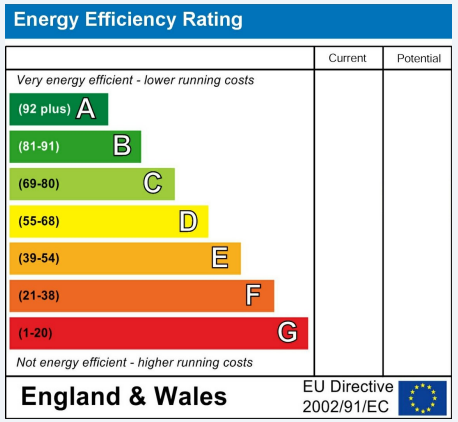






ENERGY PERFORMANCE CERTIFICATE

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.

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
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The Property Ombudsman