

### 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).

### Entrance Hall



### Bedroom One

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



### Sitting Room

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



### Kitchen / Diner

21'7" x 6'9" (6.58 x 2.07)



### Bedroom Two

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



### First Floor Landing



### Bathroom

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



## Separate WC



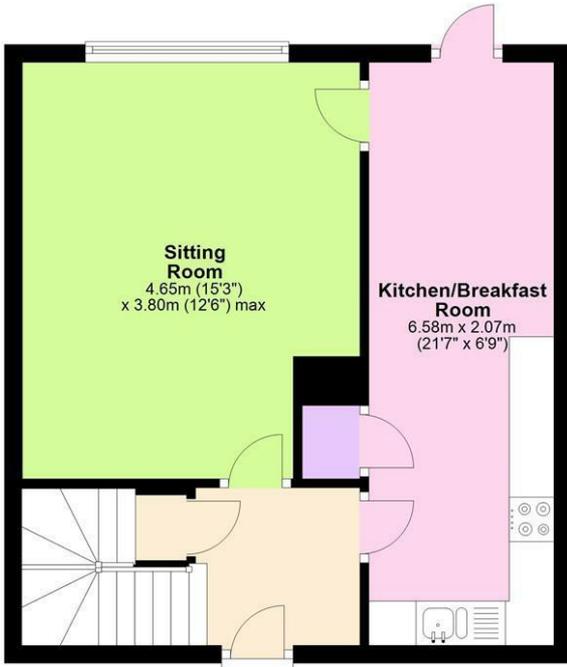
## Outside



## Floor Plan

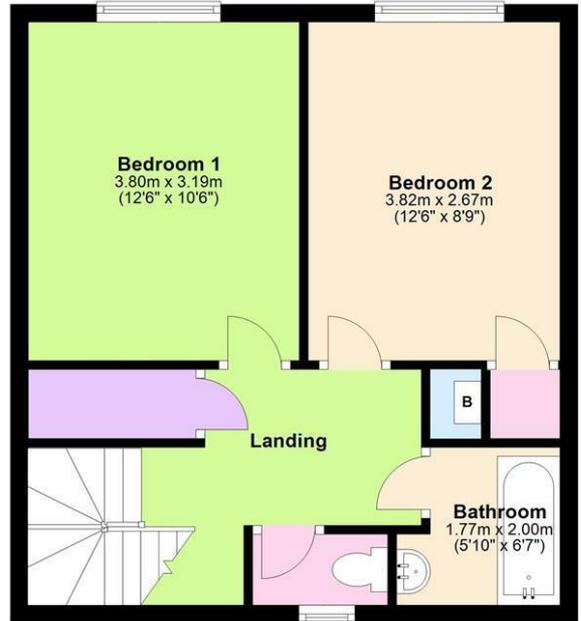
### Ground Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



### First Floor

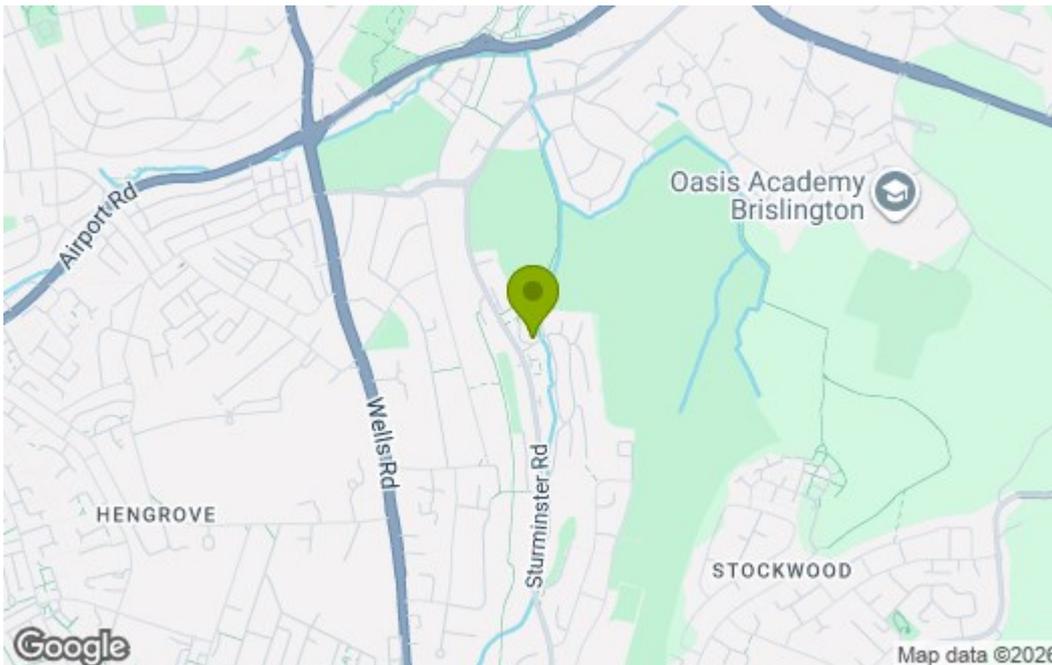
Approx. 39.3 sq. metres (422.6 sq. feet)



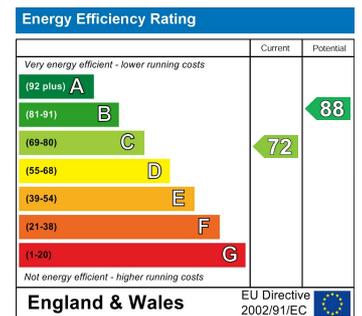
Total area: approx. 78.4 sq. metres (843.5 sq. feet)

**39 Hanford Court, Bristol**

## Area Map



## Energy Efficiency Graph



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