



Abbots Way  
Bristol  
BS9

Offers in Excess of £500,000

bettermove

# Abbots Way Bristol

Bettermove are proud to present this 3 bedroom semi-detached house in Bristol available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via driveway.

The council tax band is D.

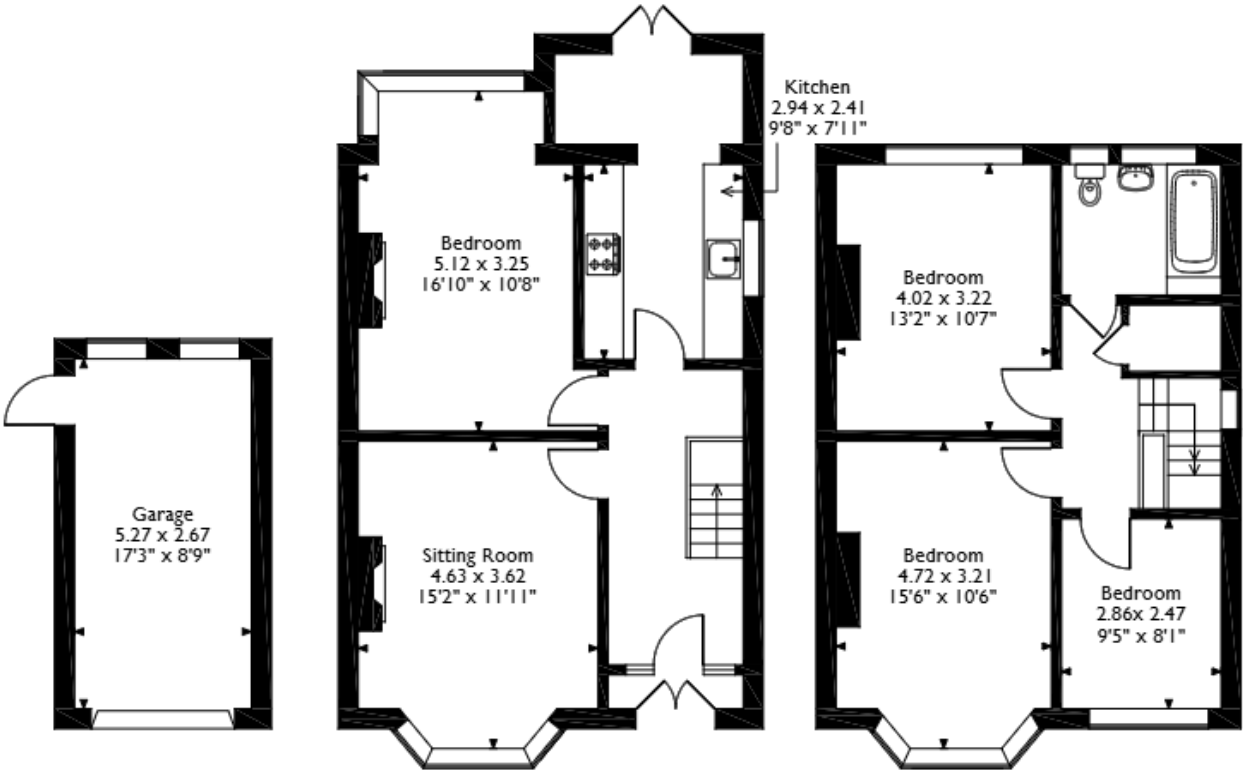
The interior of this property comprises a spacious living room, and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular city of Bristol, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Ashley Down rail station, a variety of bus routes and quick access to M32.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Abbots Way, Bristol  
Approximate Gross Internal Area  
Main House = 105 Sq M/1130 Sq Ft  
Garage = 14 Sq M/151 Sq Ft  
Total = 119 Sq M/1281 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92+) <b>A</b>                              |           | <b>83</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>63</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England, Scotland & 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+) <b>A</b>                                                  |           | <b>80</b>               |
| (81-91) <b>B</b>                                                |           |                         |
| (69-80) <b>C</b>                                                |           |                         |
| (55-68) <b>D</b>                                                |           |                         |
| (39-54) <b>E</b>                                                | <b>55</b> |                         |
| (21-38) <b>F</b>                                                |           |                         |
| (1-20) <b>G</b>                                                 |           |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                         |
| England, Scotland & Wales                                       |           | EU Directive 2002/91/EC |



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