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Fulford Road

Bristol, BS13 0AJ

£280,000



Introducing this charming four-bedroom semi-detached home, nestled in the highly sought-after area of South Bristol.

This delightful property boasts a spacious lounge, a welcoming dining area, a well-equipped kitchen, a convenient downstairs WC, four generously sized bedrooms, and an upstairs bathroom. It's an ideal choice for first-time buyers or those looking to move up the property ladder!

Conveniently located within a short stroll of Imperial Retail Park, which offers a variety of shops and eateries, this home also benefits from easy access to the South Bristol Link Road, providing a direct route to Central Bristol. Additional perks include off-street parking and large rear garden with outbuilding.

Viewings are highly recommended to fully appreciate all that this property has to offer.



GROUND FLOOR

Entrance Hall

Access to the property through the front door into the entrance hall. Access to the living room and kitchen diner and downstairs WC. Stairs leading from the ground floor to the first floor.

Lounge 17'07" x 10'01" (5.36m x 3.07m)

Leading from the entrance hall into the lounge. Double glazed window to the front.

Dining Area 12'02" x 9'05" (3.71m x 2.87m)

Leading from the hallway into the dining area. French doors leading to lean to. Open archway to kitchen.

Kitchen 8'00" x 11'00" (2.44m x 3.35m)

Leading from the dining area via open archway into the kitchen. Double glazed window to the rear. Inset sink. Built in hob, oven and extractor. Space for washing machine and fridge freezer. Matching wall and base units.

FIRST FLOOR

Landing

Stairs leading from the ground floor to the first floor. Access to the W/C, bathroom and all four bedrooms.

Bedroom One 12'2" x 9'05" (3.71m x 2.87m)

Leading from the landing into bedroom one. Window to the front. Storage cupboard.

Bedroom Two 8'10" x 11'10" (longest) (2.69m x 3.61m (longest))

Leading from the landing into bedroom two. Window to the front.

Bedroom Three 8'10" (longest) x 10'11" (longest) (2.69m (longest) x 3.33m (longest))

Leading from the landing into the bedroom three. Window to the rear.

Bedroom Four 5'09" x 11'06" (1.75m x 3.51m)

Leading from the landing into bedroom four. Window to the rear.

Bathroom

Leading from the landing into the bathroom. Obscured window to the rear. Low-level WC, wash basin and shower.

OUTSIDE

Rear Garden

Access to the rear garden via the lean to. Patio and lawn area. Enclosed by wall and fences. Outbuilding currently used as a Bar. Pond.

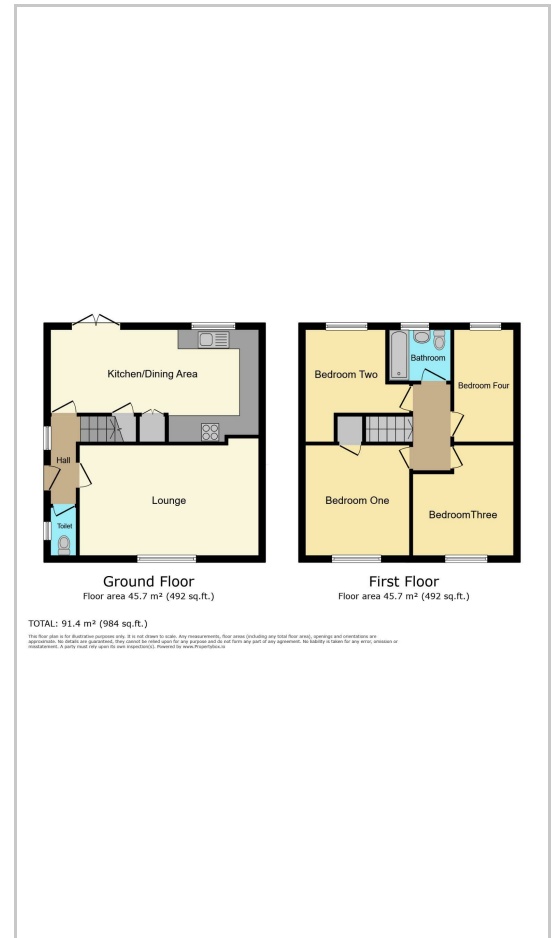
Front Garden

Access to the property via the gates opening the front driveway. Off street parking for one car. Enclosed by walls. Storage. Access to lean to.

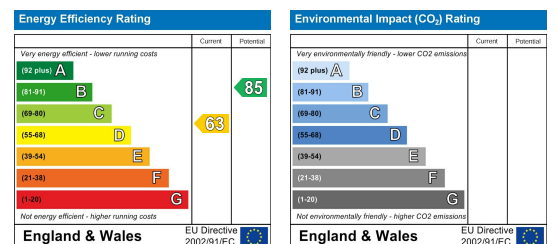
Area Map



Floor Plans



Energy Efficiency Graph



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.

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