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HERE TO GET *you* THERE

63 Donald Road, Bristol, BS13 7BT

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£425,000

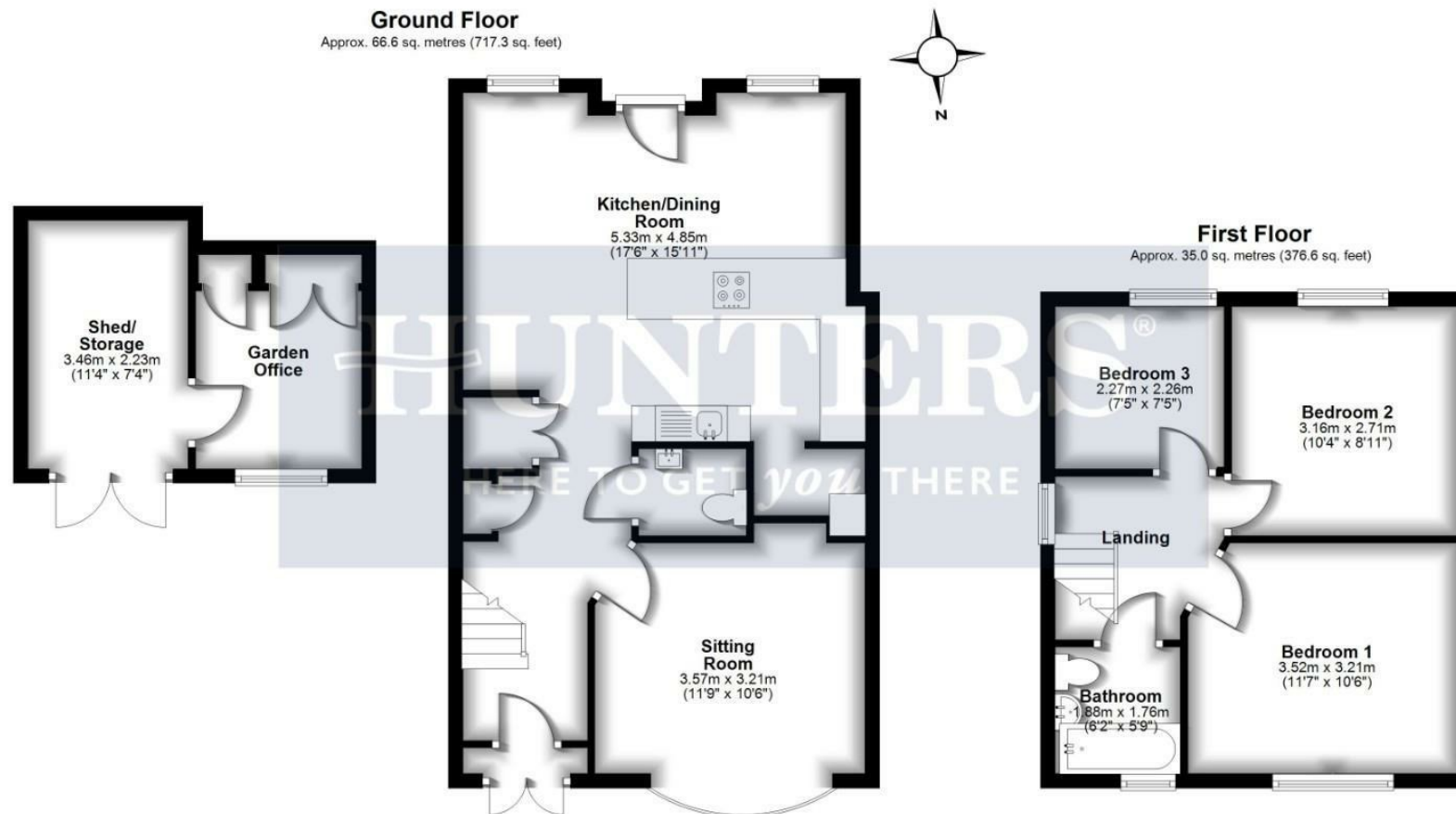
This charming three bedroom 1930s semi-detached home perfectly blends period character with stylish modern living. Set in a highly desirable location, just a stone's throw from the local primary school, this property is ideal for families seeking space, comfort and convenience.

Step inside to a welcoming hallway leading to a bright and spacious lounge featuring classic bay windows that fill the room with natural light. To the rear, a stunning new extension creates an impressive open-plan kitchen, dining and sitting area, the true heart of the home. Designed for modern living, this space offers contemporary fittings, quality finishes and seamless flow to the landscaped rear garden.

Upstairs offers three well-proportioned bedrooms and a family bathroom. While this level has not yet been modernised, it provides an excellent opportunity for buyers to add their own style and value to the home.

Outside, the landscaped garden provides an ideal space for entertaining or relaxing, complete with a versatile garden room, perfect as a home office, gym or studio as well as an extra storage, perfect to store bikes. The property also benefits from a private driveway with parking for two cars.

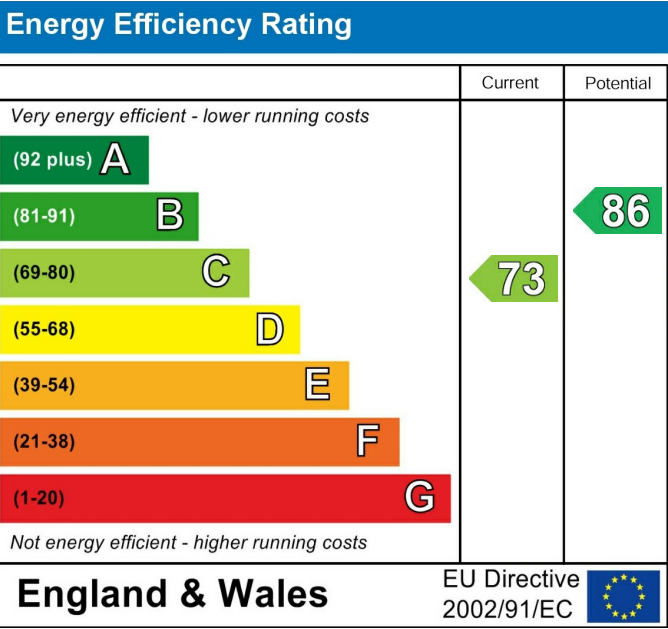
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Total area: approx. 101.6 sq. metres (1093.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
	73	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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.









