



Fortfield Road, Bristol
, BS14 9NP

£355,000



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HERE TO GET *you* THERE

Fortfield Road, Bristol

DESCRIPTION

This neutrally decorated, semi-detached bungalow is an ideal home for families or couples. The property boasts two double bedrooms, a modern shower room, and an open-plan kitchen/breakfast room flooded with natural light. The spacious lounge/diner leads to a conservatory, offering a perfect space for relaxation and entertainment. Newly refurbished with no onward chain, this property also features a garage, parking, and a lovely enclosed rear garden. Situated in a convenient location with public transport links, nearby schools, and local amenities, this home provides both comfort and practicality. Don't miss the opportunity to own this charming property.

- Semi Detached Bungalow
- Completely Refurbished
- Refitted Kitchen
- Refitted Shower room
- Newly Installed Gas Central Heating
- New Electrical Re-wire
- uPVC double glazing
- Enclosed Rear Garden
- Garage
- NO ONWARD CHAIN



ROOMS

ENTRANCE HALL

10' x 3'07

Access to the property via the side door into the entrance hallway. Access to the shower room and two bedrooms.

LOUNGE/DINER

19'08 x 10'06 max

Leading from the hallway into the lounge/diner. Patio doors leading to the conservatory and access to the kitchen/breakfast room.

BEDROOM ONE

10'5" x 13'9" max

Leading from the hallway into bedroom one. Double glazed window to the front.

BEDROOM TWO

9'04 x 7'11

Leading from the hallway into bedroom two. Double glazed window to the front.

SHOWER ROOM

5'03 x 8'02

Leading from the hallway into the shower room. The shower room consists of a shower cubicle, hand wash basin and w/c. Obscured double glazed window to the side.

KITCHEN/BREAKFAST ROOM

14'08 x 9'11 max

Leading from the lounge/diner into the kitchen/breakfast room. Two double glazed window to the side and rear door giving you access to the garden. The kitchen consists of built-in matching wall and base units, electric oven and hob, sink and drainer, integrated dishwasher, space for washing machine and fridge/freezer.

CONSERVATORY

9'5 x 7'6

Access to the conservatory via the lounge/diner. Door leading to rear garden.

FRONT GARDEN

Driveway to the front providing off street parking, side access gate, boundary walled surrounds.

REAR GARDEN

Enclosed rear garden mainly laid to shingles with an artificial grass area. Courtesy door to the garage, storage shed and side gated access.

GARAGE

Situated to the rear with up and over door.

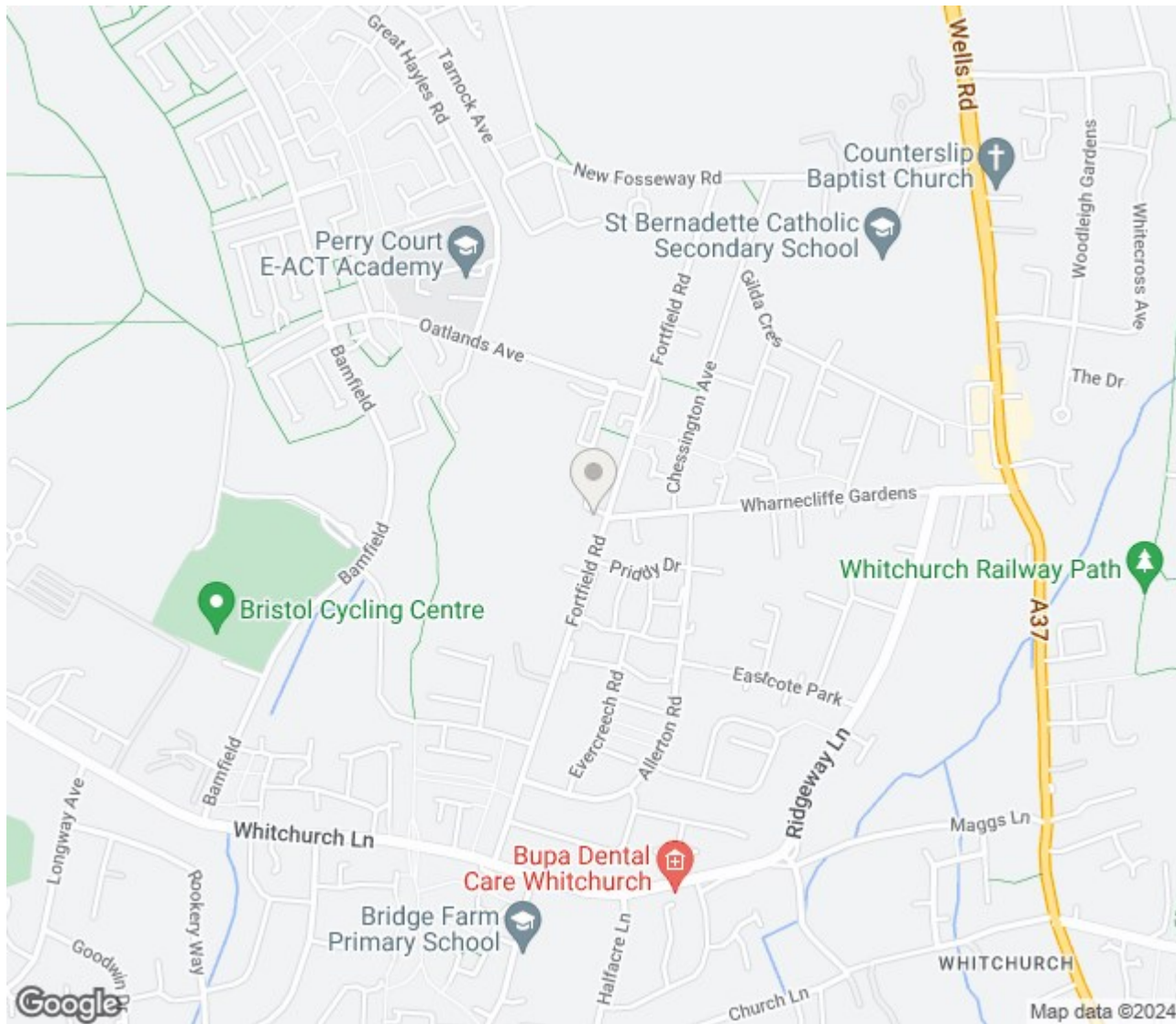


GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.
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ENERGY PERFORMANCE CERTIFICATE

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		
England & Wales	EU Directive	

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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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.