



**Fortfield Road, Bristol**  
, BS14 9QS

**£330,000**



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**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Fortfield Road, Bristol

## DESCRIPTION

This spacious two bedroom semi-detached bungalow is being offered for sale with NO ONWARD CHAIN! Located in the popular Whitchurch area this property gives easy access to local amenities and bus routes. The accommodation comprises of an entrance hall, kitchen, lounge/ diner, two double bedrooms and a shower room as well as uPVC double glazing throughout, a driveway providing off street parking with a garage and a generous private rear garden. Call today for an appointment to view!



# ROOMS

## FRONT GARDEN

Driveway providing off-street parking and a single garage with an up and over manual door.

## ENTRANCE HALLWAY

uPVC front door, radiator, cupboard housing meters and fuseboard, also ceiling access into the loft.

## KITCHEN

uPVC double glazed windows to the rear elevation, radiator, a variety of wall and base units with countertop over, built in oven and electric cooker, stainless steel sink and drainer with a mixer tap, plumbing for an automatic washing machine and an extractor fan.

## LOUNGE/ DINER

uPVC double glazed double door to rear elevation, two radiators, electric fire situated in a feature fireplace

## SHOWER ROOM

uPVC double glazed window to side elevation, radiator, cubical shower with mixer shower system, wash hand basin in a vanity unit and a toilet

## BEDROOM ONE

uPVC double glazed window to front elevation, radiator.

## BEDROOM TWO

uPVC double glazed windows to front elevation, radiator.

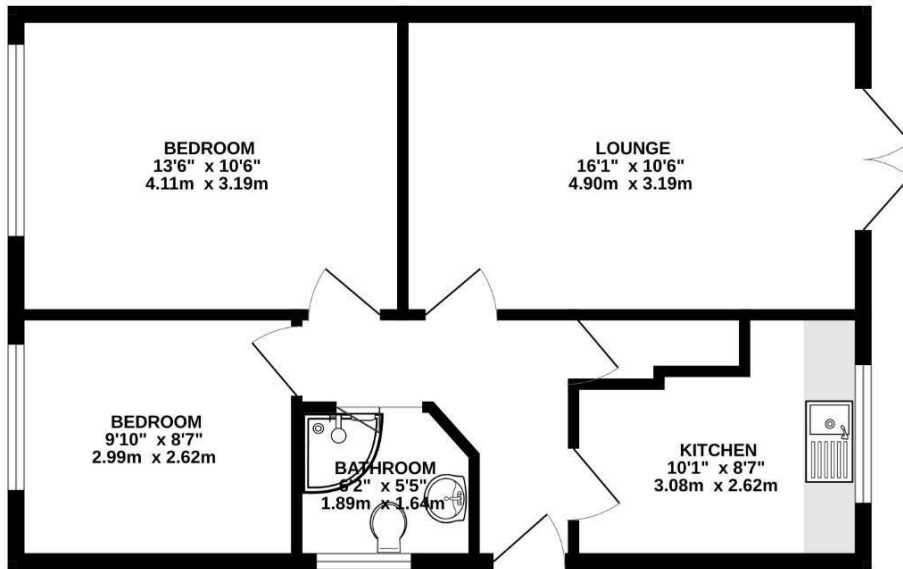
## OUTSIDE

## REAR GARDEN

Slabs on the floor in the garden with stones at the back, path leading to side access into the garage and a wooden shed, private and fenced all around.

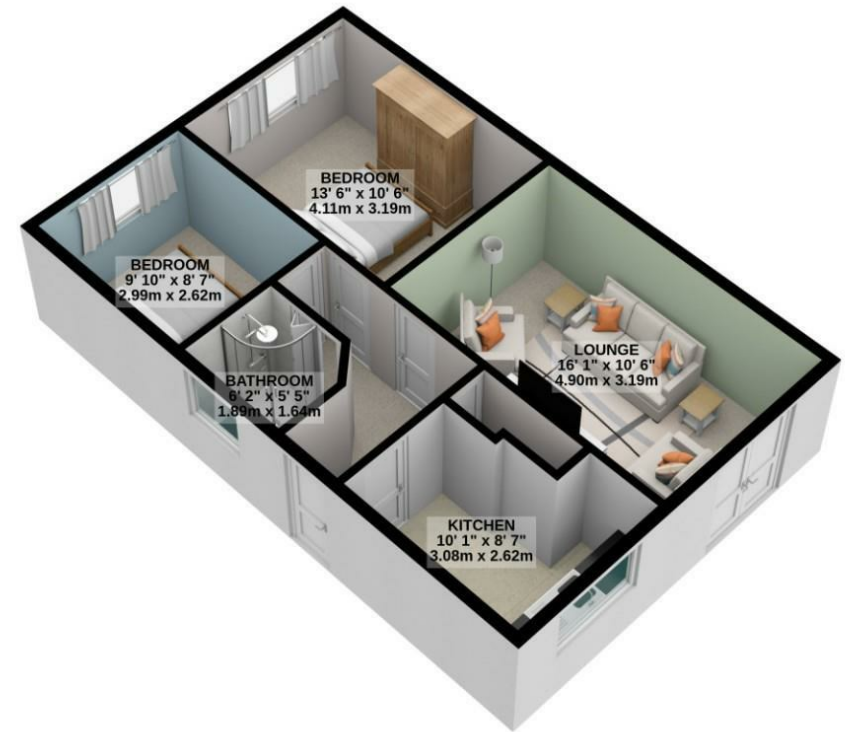


GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



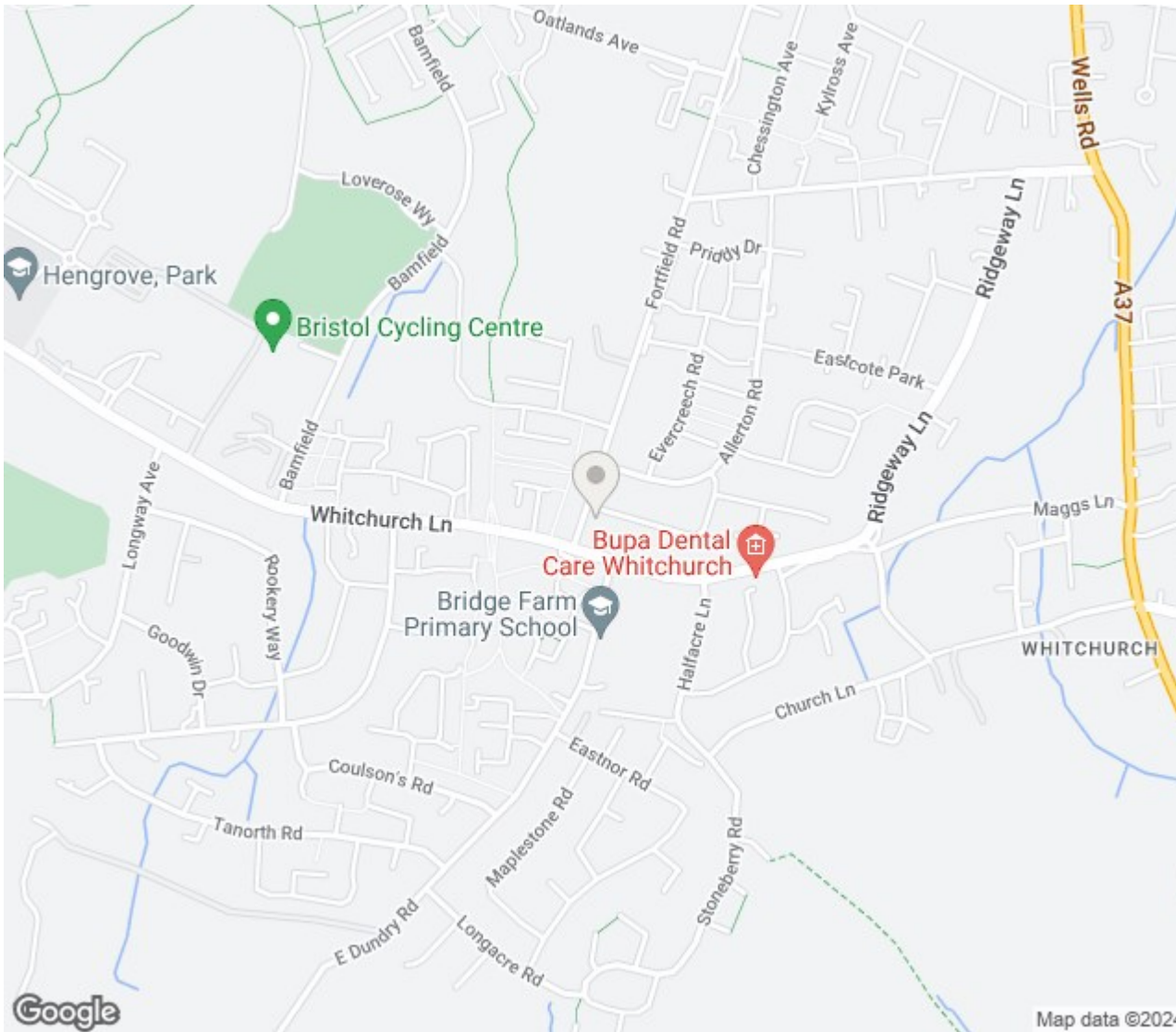
TOTAL FLOOR AREA : 564 sq.ft. (52.4 sq.m.) approx.  
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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## ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>88</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>67</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

### 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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com**





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.