



Dutton Road, Bristol

- No Chain
- Two Bedrooms
- Enclosed Rear Garden
- Requires Modernisation
- Off-Street Parking
- Popular Location

£230,000

Tenure: Freehold

HUNTERS[®]
HERE TO GET *you* THERE

Dutton Road, Bristol

DESCRIPTION

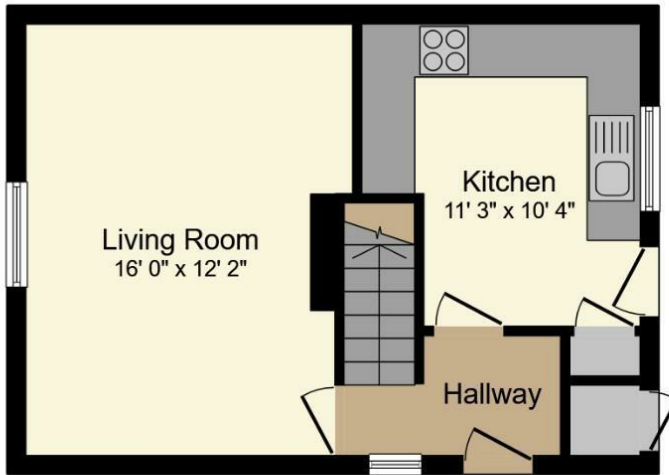
Introducing this two-bedroom end-terrace home located in the sought-after BS14 area, perfect for those looking to create their dream space. While the property is in need of refurbishment, it offers a fantastic opportunity to add your personal touch and make it your own.

On the ground floor, you'll find an inviting entrance hall leading to a spacious lounge, ideal for relaxing or entertaining. The kitchen offers potential for modernization and could become the heart of the home. Moving upstairs, the first floor comprises two well-proportioned bedrooms and a shower room.

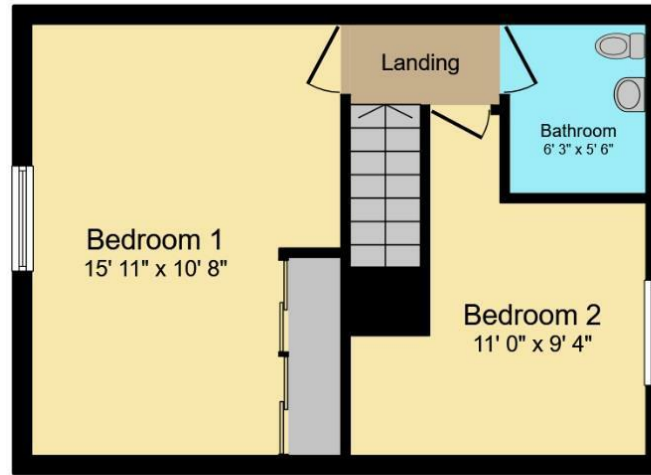
The property further benefits from off-street parking, providing convenient access, and an enclosed rear garden, perfect for outdoor activities or gardening enthusiasts.

With no onward chain, this home is ready for its next chapter. Don't miss out on this opportunity – get in touch today to arrange a viewing and explore the potential this property has to offer.





Ground Floor
Floor area 365 sq.ft.



First Floor
Floor area 365 sq.ft.

TOTAL: 730 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 if you wish to arrange a viewing appointment for this property or require further information.

28 Belland Drive, Whitchurch, BS14 0EW

Tel: 01275 891444 Email:

whitchurch@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		64	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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

HUNTERS[®]
HERE TO GET *you* THERE