



Tanorth Road, Bristol
BS14 0LB

£325,000



Tanorth Road, Bristol

DESCRIPTION

Presenting this inviting three-bedroom end of terrace house, offered for sale in good condition and ideally located close to excellent public transport links, reputable nearby schools, and a variety of local amenities. Perfectly suited for first-time buyers and families alike, this residence combines practical living with stylish touches throughout.

The property welcomes you with two generously sized reception rooms. The light and airy lounge features sliding patio doors that seamlessly lead to a charming conservatory, providing an ideal space for relaxing or entertaining. The conservatory enjoys direct access to the private enclosed garden, creating a harmonious connection between indoor and outdoor living.

The modern kitchen is thoughtfully designed and offers an open flow through to the lounge, enhancing the sense of space. With convenient access to the utility room, this area is both stylish and highly functional, catering to the demands of a busy household.

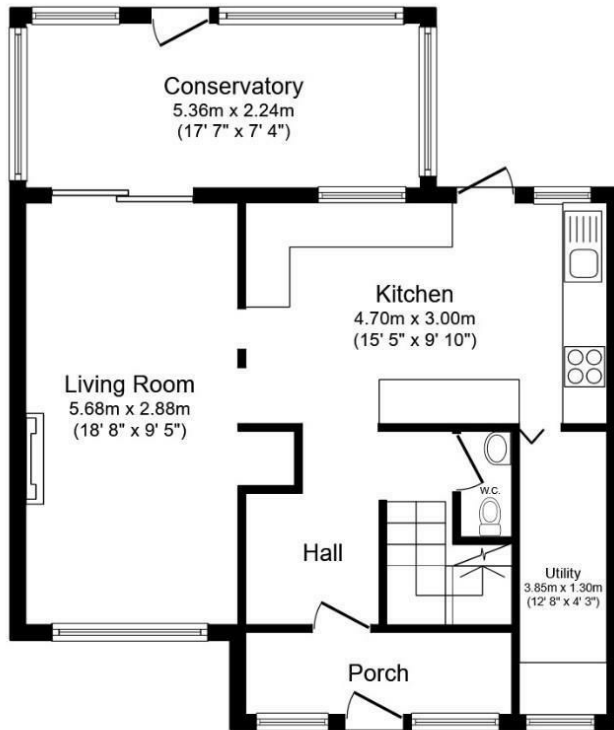
Accommodation comprises three bedrooms, including two comfortable doubles and a single bedroom of good size, offering ample space for family living or working from home. The modern shower room completes this layout. There is also a handy downstairs W/C for added convenience.

Further unique features include off-street parking and a side space with a useful lean-to, providing additional storage opportunities. The private, enclosed garden is perfect for children and pets, or for enjoying quiet summer evenings outdoors.

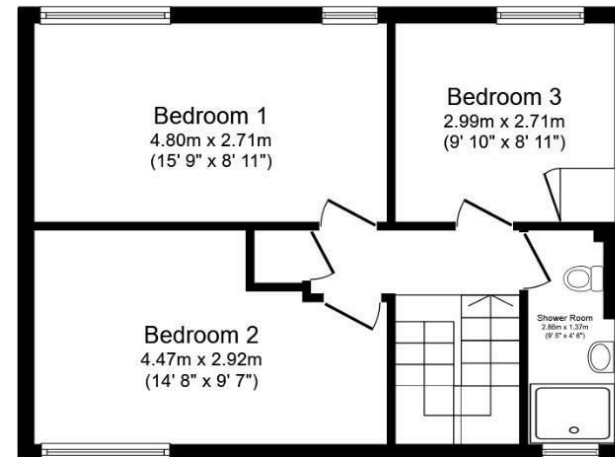
A property that combines location, practicality, and comfort—this is a wonderful opportunity not to be missed. Early viewing is highly recommended.







Ground Floor
Floor area 64.3 sq.m. (692 sq.ft.)

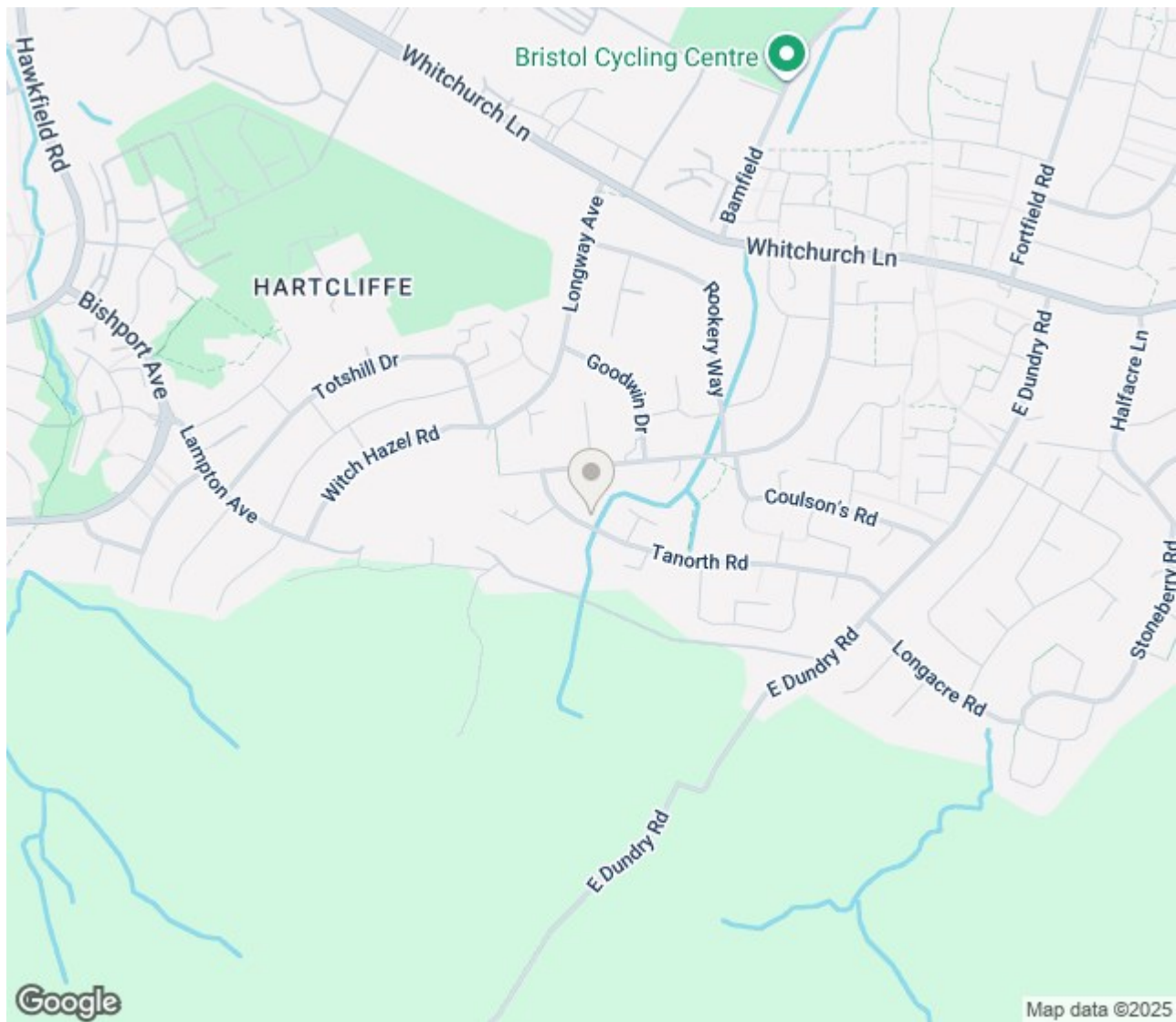


First Floor
Floor area 45.2 sq.m. (487 sq.ft.)


Total floor area: 109.5 sq.m. (1,178 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





ENERGY PERFORMANCE CERTIFICATE

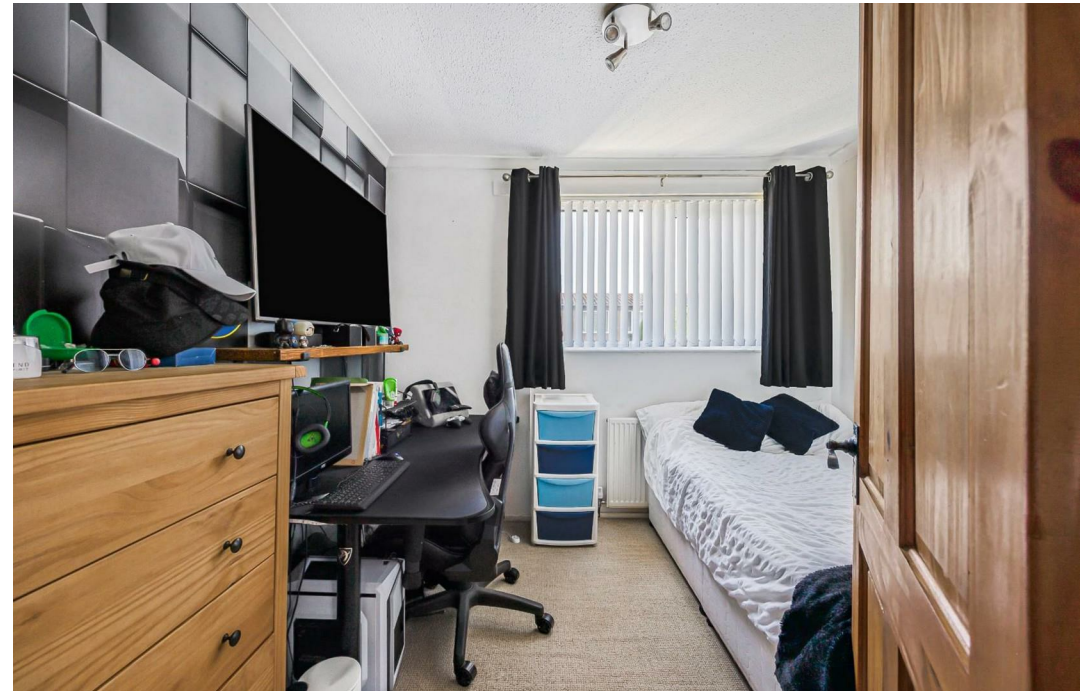
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

HUNTERS®
HERE TO GET *you* THERE





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.