



Airport Road, Bristol
, BS14 9TD

Asking Price £400,000



Airport Road, Bristol

DESCRIPTION

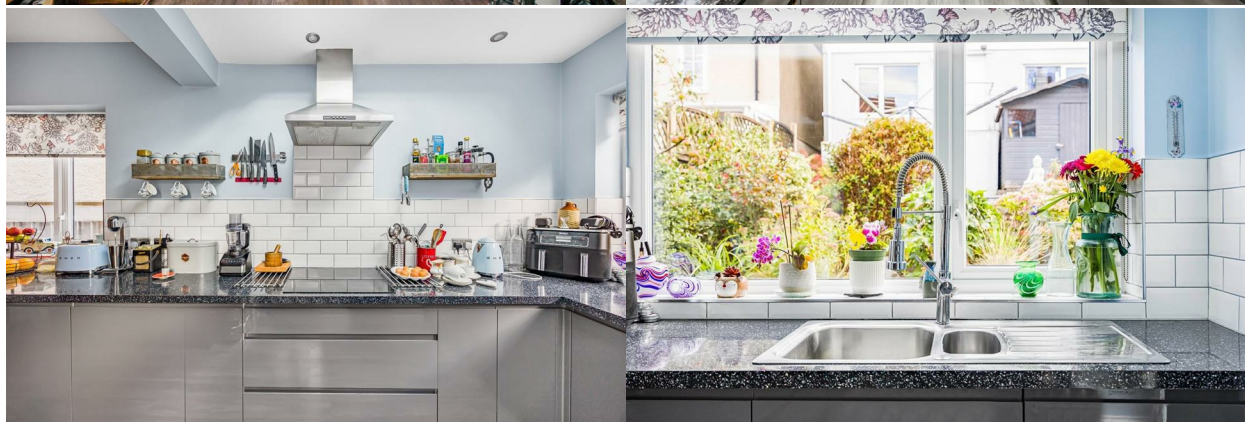
Presented in immaculate condition, this attractive three-bedroom semi-detached house offers a superb opportunity for first-time buyers and families alike. Occupying a desirable position within easy reach of public transport links, reputable schools, local amenities, and scenic nearby parks, this property effortlessly combines comfort with convenience.

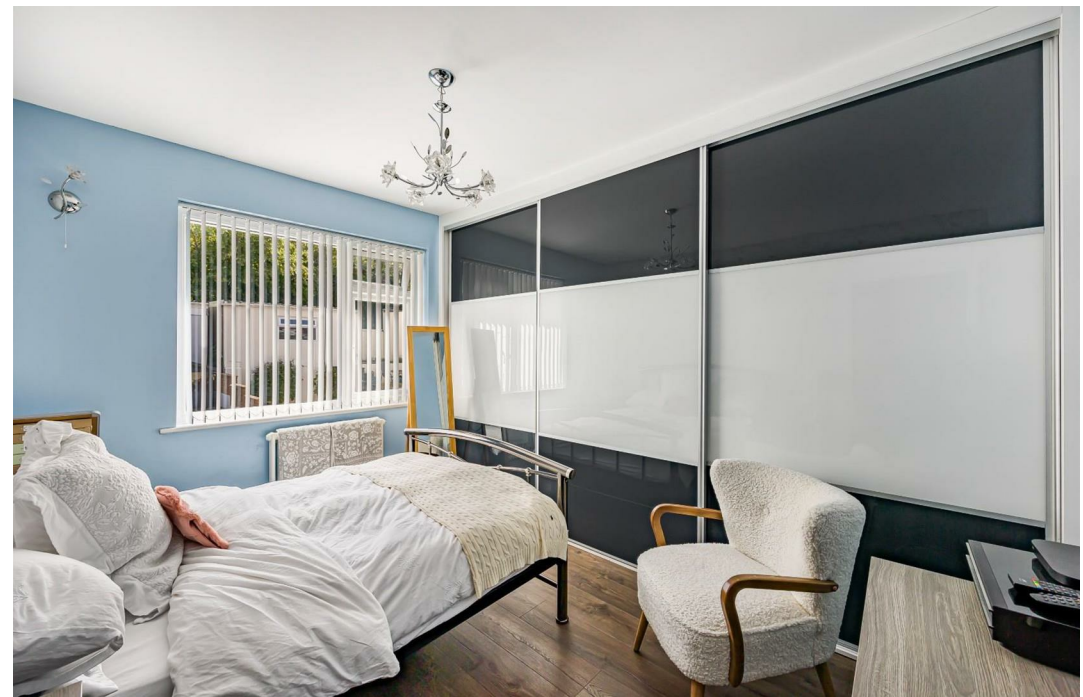
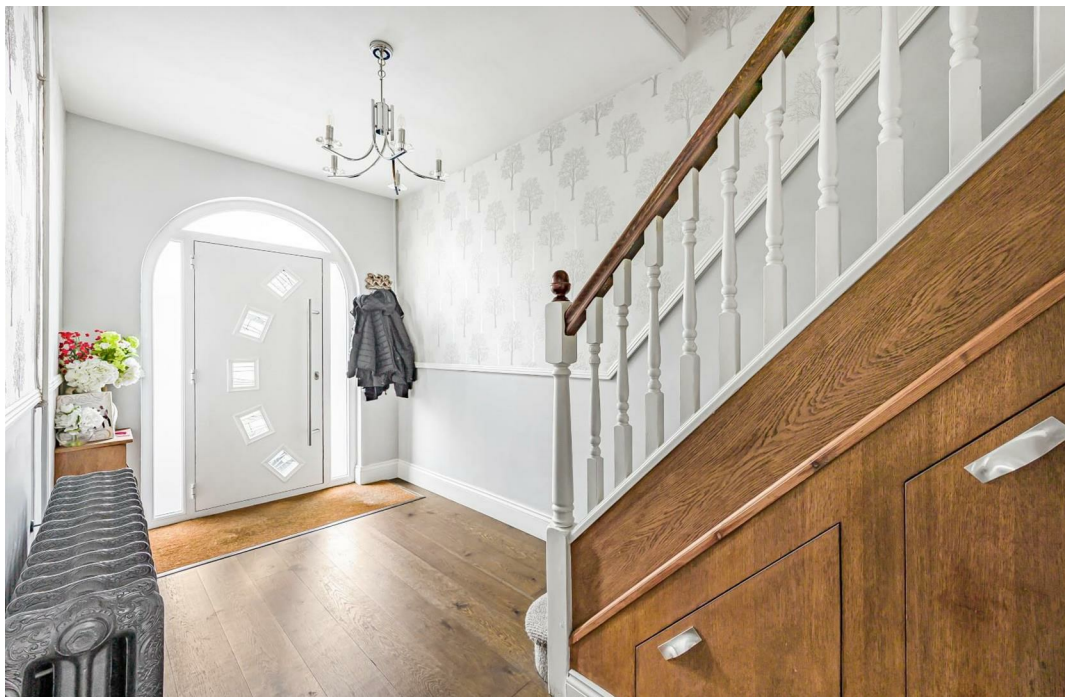
Step inside to discover an inviting open-plan reception room, perfectly suited for both entertaining and relaxation, enhanced by a feature fireplace that creates a warm and welcoming focal point. The flexible layout provides ample space to personalise your living environment, making it ideal for modern lifestyles.

The property boasts three bedrooms, including two generous doubles, each benefitting from built-in wardrobes to maximise storage and maintain a clutter-free atmosphere. The third bedroom is a well-proportioned single, offering versatility as a child's room or home office. The stylish shower room is contemporary and well-appointed, designed with practicality in mind.

Externally, the home features a beautifully maintained south-facing garden, offering an idyllic retreat for outdoor dining or quiet enjoyment of the sunshine. Ample parking and a double garage further enhance the appeal, providing convenient solutions for families and those requiring extra storage or workspace.

Set within a highly sought-after location, early viewing is highly recommended to appreciate the full range of features and the lifestyle this superb home has to offer.





**Approximate Gross Internal Area 1005 sq ft - 94 sq m
(Excluding Garage)**

Ground Floor Area 523 sq ft - 49 sq m

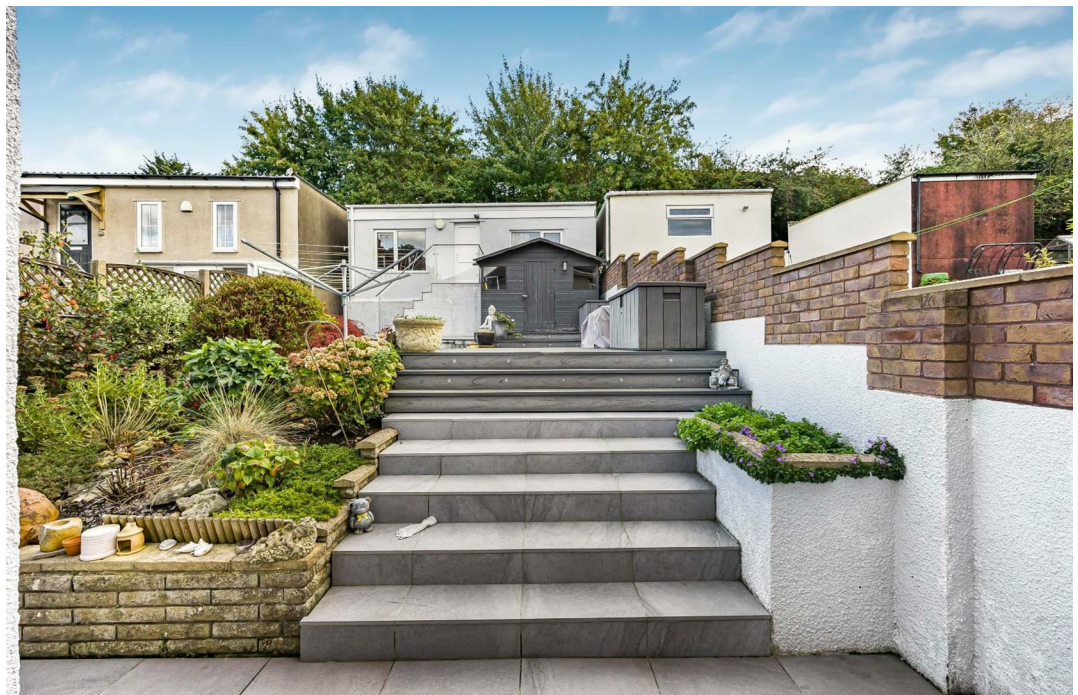
First Floor Area 482 sq ft - 45 sq m

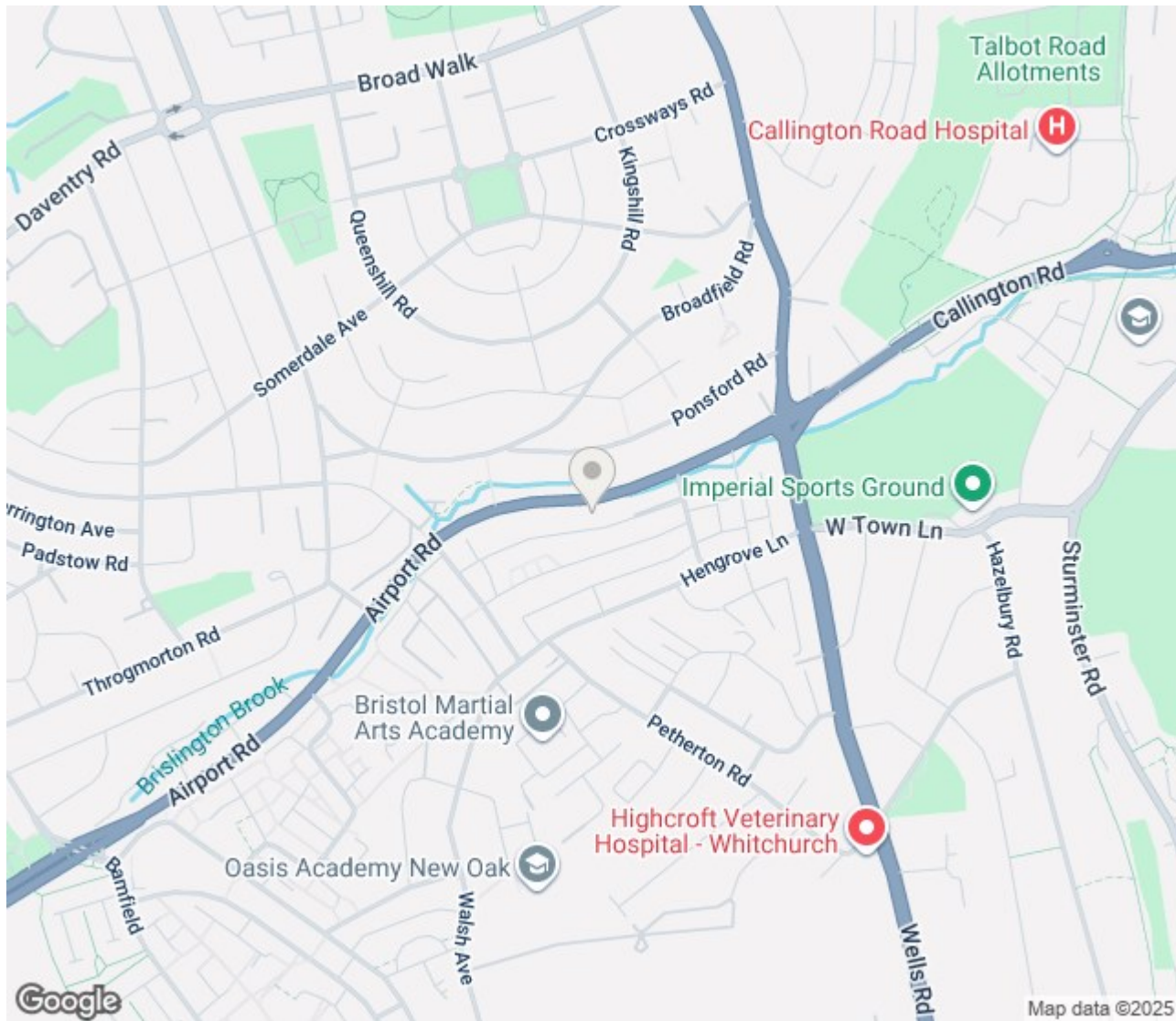
Garage Area 382 sq ft - 35 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.