



**Mowbray Road, Bristol**  
BS14 9HF

**Offers Over £500,000**

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# Mowbray Road, Bristol

## DESCRIPTION

Presenting an outstanding opportunity, this immaculate 1930's extended semi-detached home offers a perfect blend of classic charm and contemporary finishes. Located in a sought-after area, the property enjoys convenient access to public transport links, reputable nearby schools, and a wealth of local amenities, making it especially ideal for families.

Stepping inside, you are welcomed into a beautiful bay-fronted lounge boasting a log burner—an inviting space for relaxation and entertaining. The light and airy dining room offers an elegant venue for family meals, with patio doors opening directly onto the rear garden and providing seamless flow between indoor and outdoor living. The dining area also enjoys access to a practical utility room and a handy W/C, and opens through to a modern kitchen with lovely garden views.

The property comprises three well-appointed bedrooms, including two generous doubles and a comfortable single, well-suited for family living or for use as a home office. The accommodation is complemented by a modern shower room, finished to a high standard.

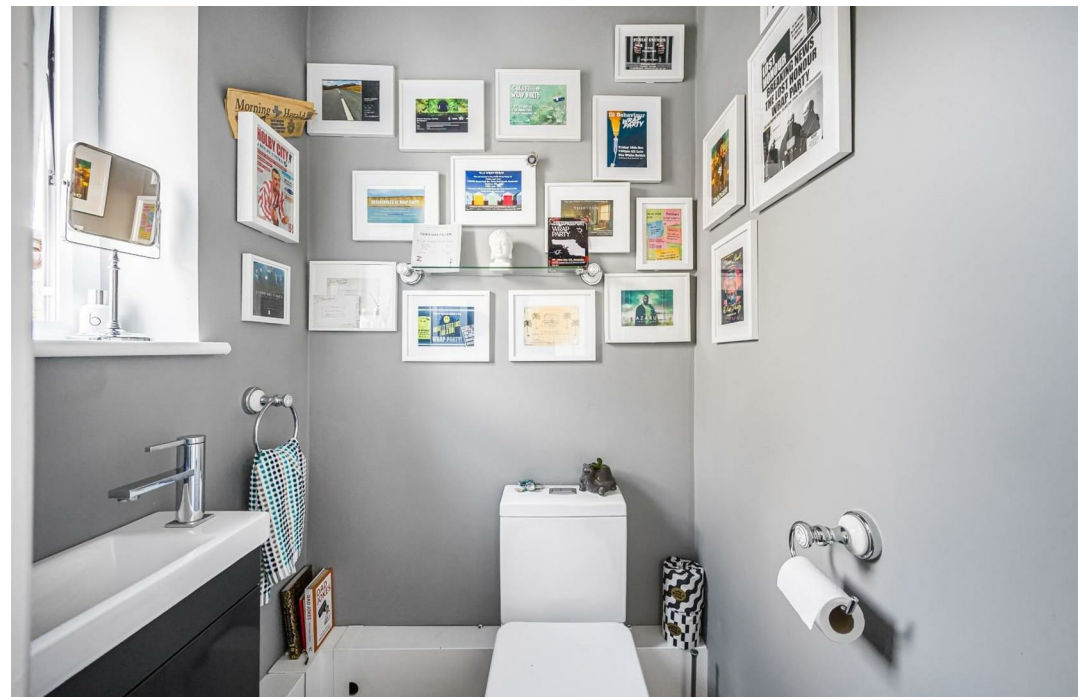
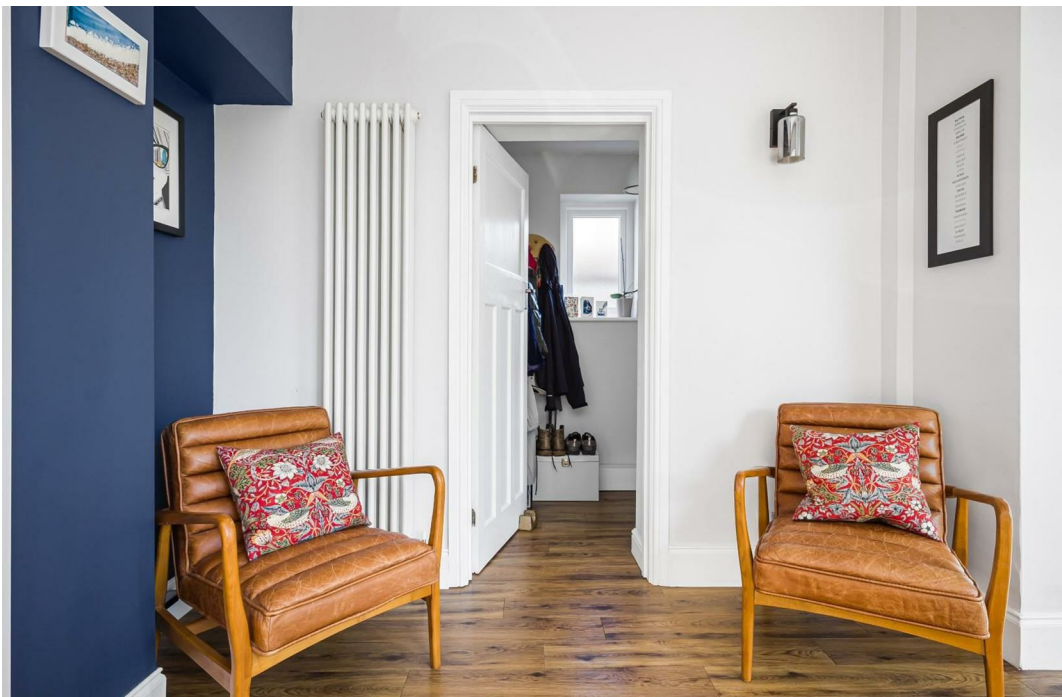
A standout feature of this home is the enclosed rear garden, beautifully laid to patio, lawn, and decking—perfect for alfresco dining or hosting guests. Further enhancing the outdoor appeal is a versatile summer room, currently used as a bar room, creating a superb space for entertaining all year round.

Additional benefits include off-street parking and a garage, providing ample secure parking and storage.

With its extended living space, stylish interiors, and excellent location, this property represents an unmissable opportunity for those seeking a ready-to-move-into family home in Bristol. Early viewing is highly recommended!







**Approximate Gross Internal Area 1227 sq ft - 114 sq m  
(Excluding Garage)**

Ground Floor Area 708 sq ft – 66 sq m

First Floor Area 519 sq ft – 48 sq m

Garage Area 155 sq ft – 14 sq m



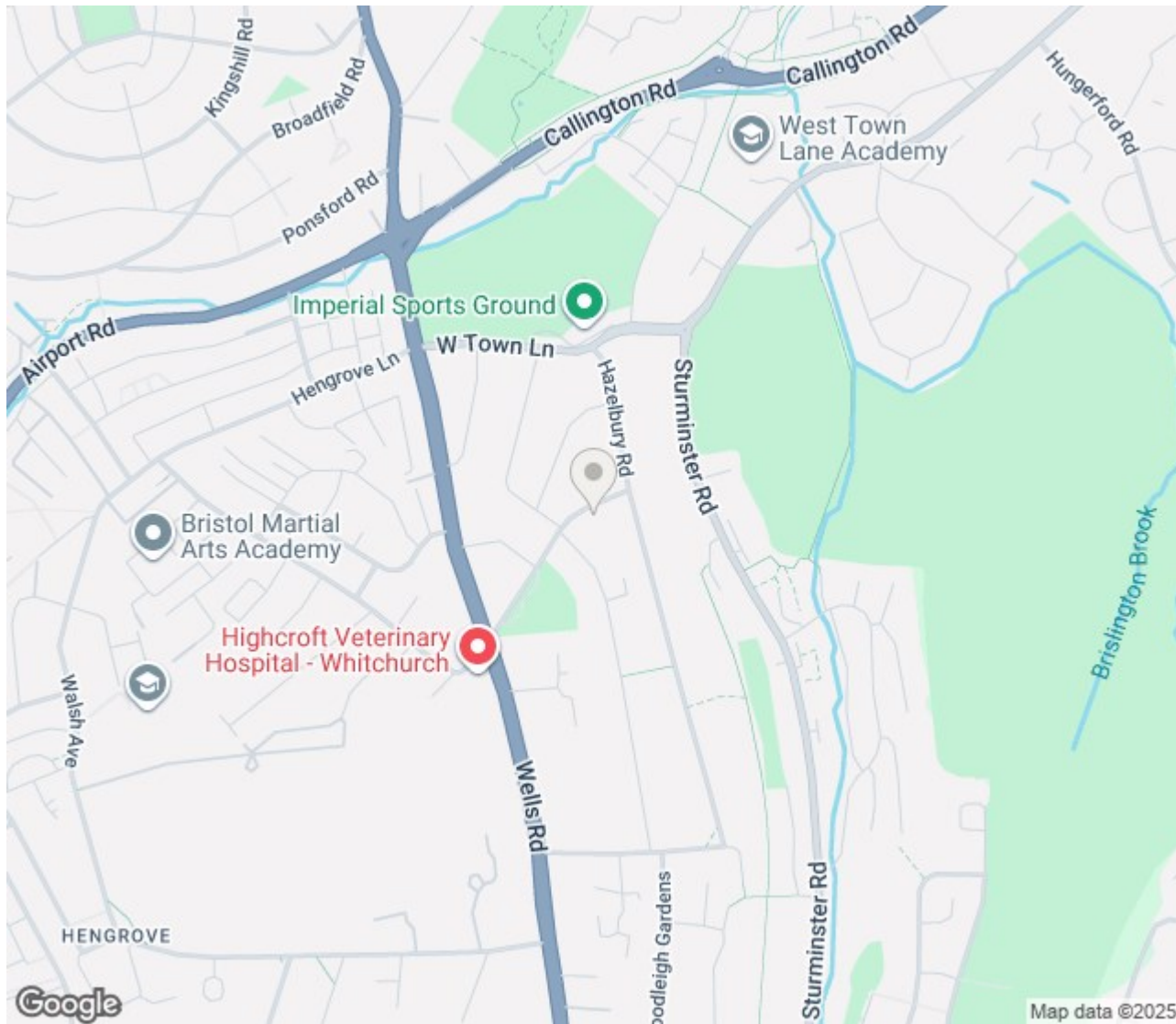
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.












## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>60</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](mailto:whitchurch@hunters.com)**

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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.