



HUNTERS[®]

HERE TO GET *you* THERE

33 Gotley Road, Bristol, BS4 5AT

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£375,000

**** NO ONWARD CHAIN**** Welcome to this well presented end terrace home located on the quiet Gotley Road in Brislington. This property boasts one large reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and rest comfortably.

Built in the 1930s/1950s, this house exudes character and charm, offering a unique blend of traditional architecture and modern conveniences. The property features a well-maintained bathroom and a conservatory, providing a tranquil space to enjoy your morning coffee or indulge in a good book.

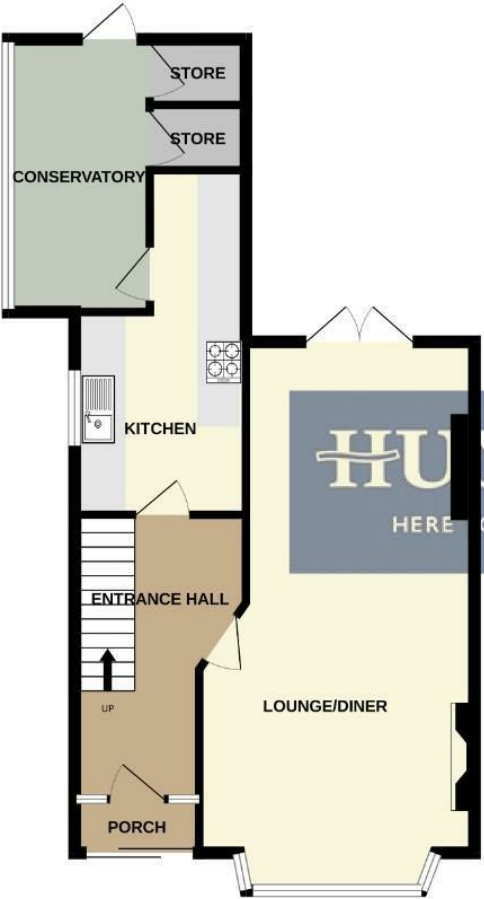
Parking is made easy with space for one vehicle, ensuring you never have to worry about finding a spot after a long day. The front and rear gardens offer a lovely outdoor retreat, perfect for enjoying the fresh air and hosting summer barbecues.

Conveniently situated close to local amenities, you'll have easy access to shops, restaurants, and schools, making daily errands a breeze. With no onward chain, this property is ready and waiting for you to make it your own.

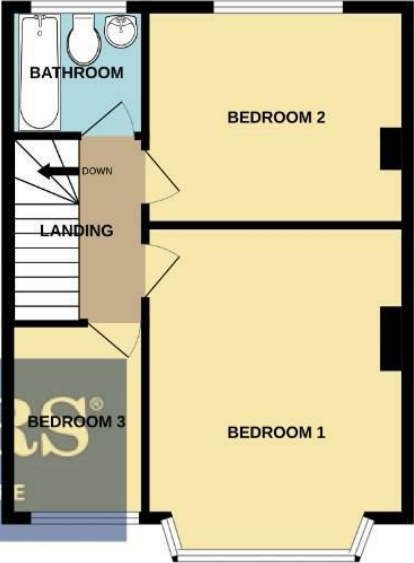
Don't miss out on the opportunity to own this delightful home in Bristol. Book a viewing today on 0117 9723948 and start envisioning the wonderful memories you'll create in this lovely abode.

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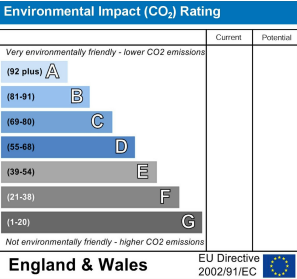
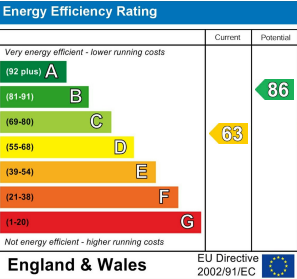
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix G2024.



entrance hall

entrance door, laminate flooring, cupboards housing meters, understairs storage

lounge/ diner

22'8" x 12'9"
uPVC double glazed bay window to front, log burner, radiators, carpet, uPVC double doors leading to the rear garden

kitchen

14'8" x 8'4"
uPVC double glazed window to side, range of wall and base units with worksurfaces above, fitted oven and hob, space for fridge/freezer, plumbing for washing machine, space for dishwasher, wall mounted combi boiler,

conservatory

12'7" x 6'6"
uPVC double glazed surround, uPVC double glazed door to rear,

landing

uPVC double glazed window to side, loft access, carpet

bedroom one

14'5" x 12'5"
uPVC double glazed window to front, chimney breast, radiator, carpet

bedroom two

12'5" x 9'8"
uPVC double glazed window to rear, radiator, carpet

bedroom three

9'2" x 7'4"
uPVC double glazed window to front, radiator, carpet

bathroom

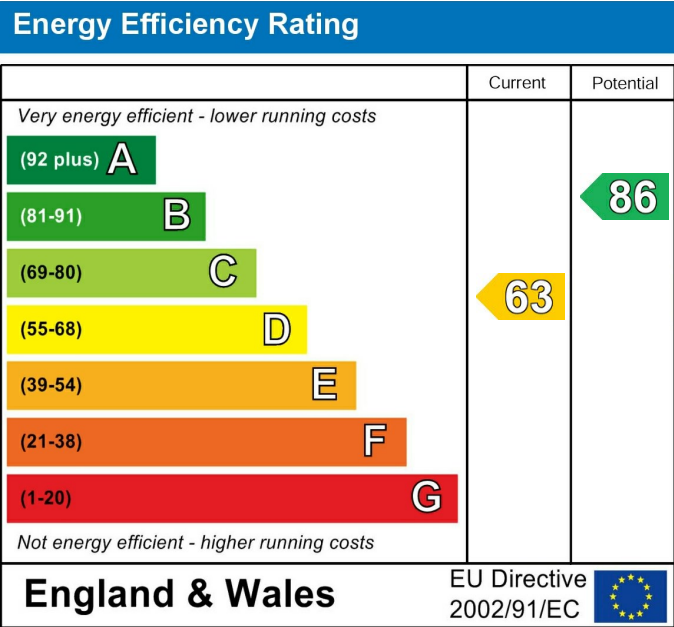
6'2" x 5'9"
uPVC double glazed window to rear, three piece suite, radiator, vinyl flooring

rear garden

Enclosed rear garden with flower boarders shrubs and trees, mainly laid to lawn, with decked area

off street parking

Situated to the front of the property



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. 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.





