

**279 Fortfield Road, Bristol, BS14 9QS****£335,000**

An extended semi detached bungalow offered with no onward chain. The accommodation comprises entrance porch, hallway, extended kitchen / dining room to the rear aspect range of wall and base units fitted double electric oven and hob with extractor over, velux windows creating lots of light, sliding patio door to the rear garden. Sitting room with patio door leading into the dining area. Three good size bedrooms and a wet room. Gas centrally heated via combination boiler and upvc double glazing. The garden sweeps around the rear and side and is low maintenance, initially laid to patio with area laid to artificial lawn, various shrub borders enclosed by wall and fencing and courtesy gate to the side. Outside tap and light. To the front is laid to block paving. Garage to the rear with parking in front.

Entrance Hall



Bedroom Three

7'11" x 7'10" (2.43 x 2.40)



Wet Room

6'2" x 6'2" (1.90 x 1.90)



Sitting Room

16'6" x 9'8" (5.05 x 2.95)



Kitchen / Dining Room

14'2" x 11'1" (4.32 x 3.38)



Outside



Garage

Bedroom One

11'7" x 9'8" (3.54 x 2.95)



Bedroom Two

11'1" x 8'2" (3.38 x 2.49)

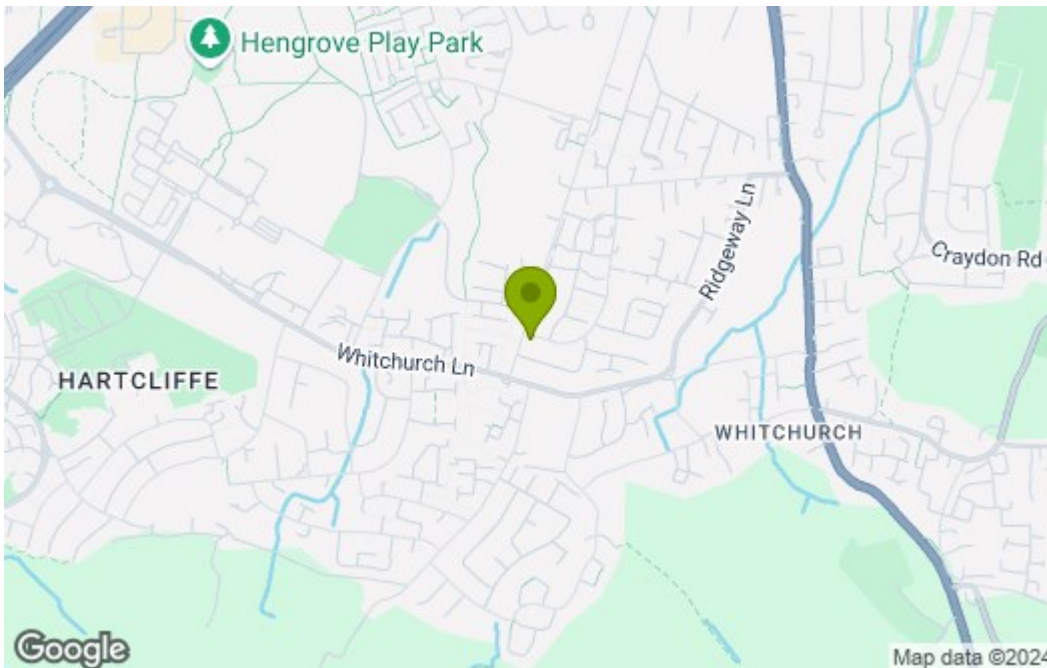


Floor Plan

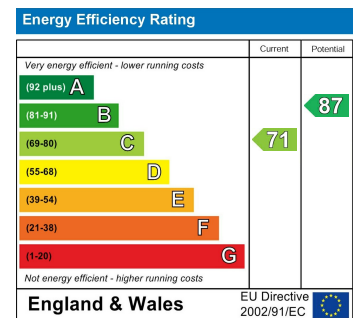


Total area: approx. 72.9 sq. metres (784.6 sq. feet)
279 Fortfield Rd, Bristol

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.