

**135 Dutton Road, Bristol, BS14 8BY****£240,000**

Backing onto local woods and just a short walk from the Nature Reserve, Children's park & Bike Track this three bedroom mid terrace home is offered with NO ONWARD CHAIN with a GOOD SIZE REAR GARDEN and enclosed front garden. The home has been priced to reflect the need for MODERNISATION. The accommodation in brief comprises, entrance hall, sitting room to the front aspect, kitchen / dining room to the rear with access to the rear garden. To the first floor are three bedrooms and a shower room.

Call the Eveleighs Whitchurch team for further Information

Please note the construction of this property is a Laing Easi Form. If you have any queries regarding this please do ask one of our agents.

Entrance Hall

Sitting Room

14'9" x 12'10" (4.51 x 3.93)



Kitchen / Dining Room

15'0" x 9'4" (4.58 x 2.87)



First Floor Landing

Bedroom One

13'9" x 13'5" (4.21 x 4.09)



Bedroom Two

12'0" x 9'4" (3.66 x 2.85)



Bedroom Three

9'8" x 8'9" (2.95 x 2.68)



Shower Room

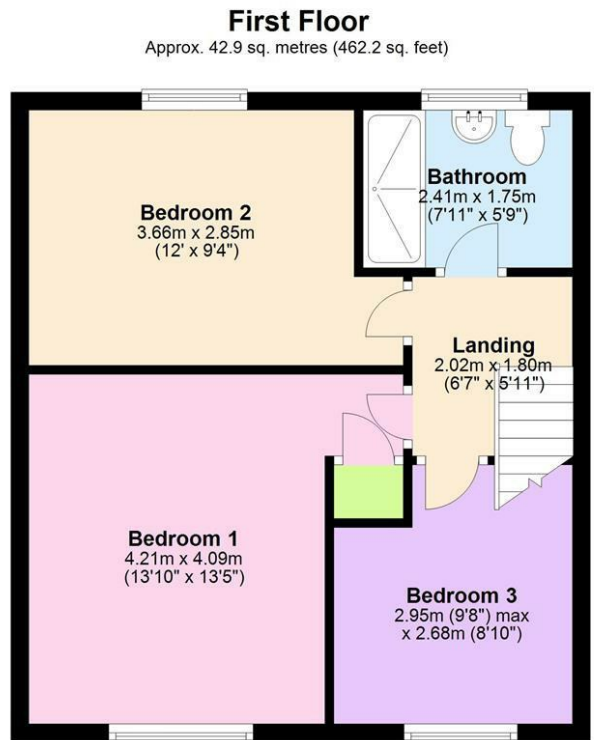
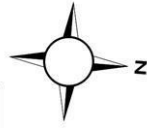
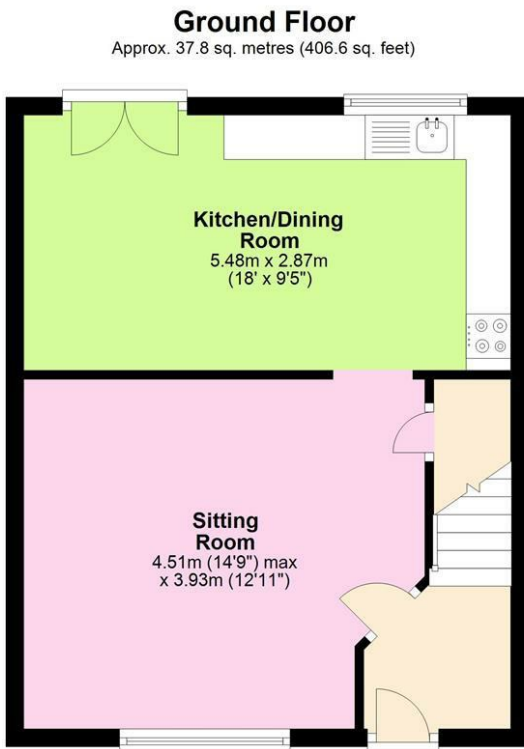
7'10" x 5'8" (2.41 x 1.75)



Outside

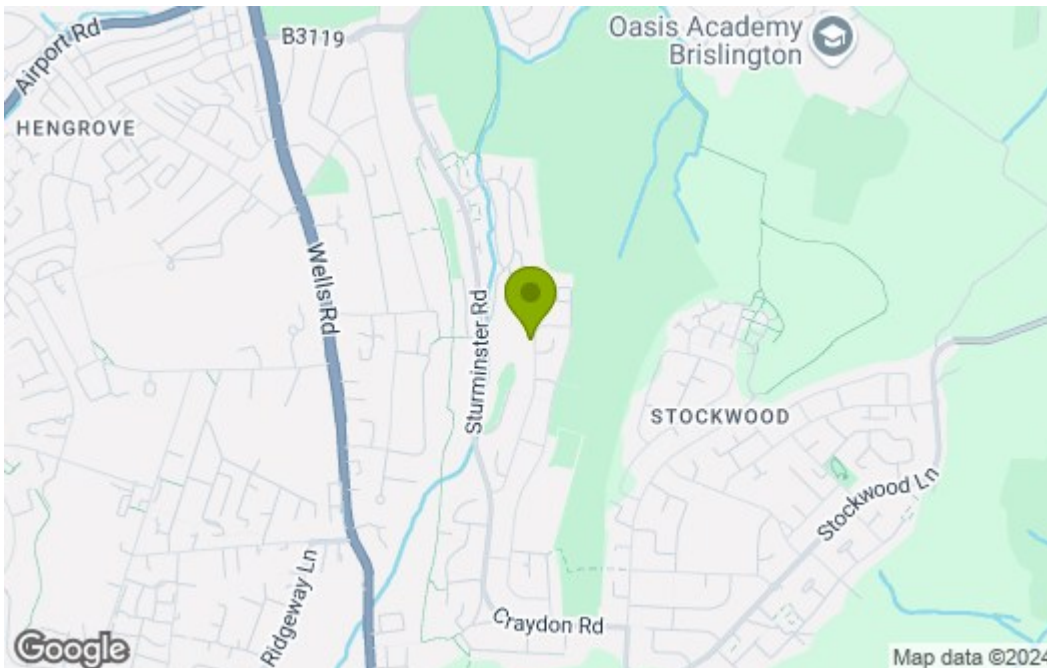


Floor Plan

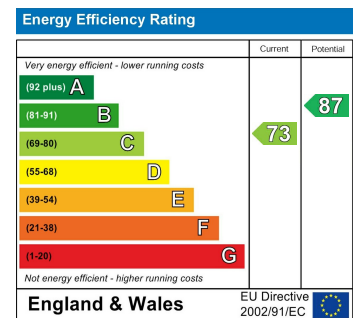


Total area: approx. 80.7 sq. metres (868.7 sq. feet)

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.