



25 Dutton Road, Bristol, BS14 8BN

£260,000

I am delighted to present this end-of-terrace house. The property boasts two spacious double bedrooms, perfect for couples seeking a comfortable and relaxing space. Additionally, the house includes a sitting room and a kitchen. Plus a nice view to the rear.

One of the significant attractions of this property is its location. It is situated close to local woods and a nature reserve, providing a serene and tranquil environment. Furthermore, the property is within proximity of schools and parks, perfect for educational and recreational requirements.

Another notable feature of this property is its generous garden area and double driveway. These outdoor spaces offer plenty of room for customization and personalization, making them ideal for those who enjoy outdoor activities and need a good size driveway.

Entrance Hall



Bedroom One

15'8" x 10'6" (4.79 x 3.22)



Sitting Room

15'9" x 12'1" (4.81 x 3.69)



Bedroom Two

11'9" x 10'10" (3.60 x 3.31)



Kitchen

11'2" x 10'3" (3.41 x 3.14)



Shower Room

6'2" x 5'8" (1.88 x 1.73)



First Floor

View to the Rear



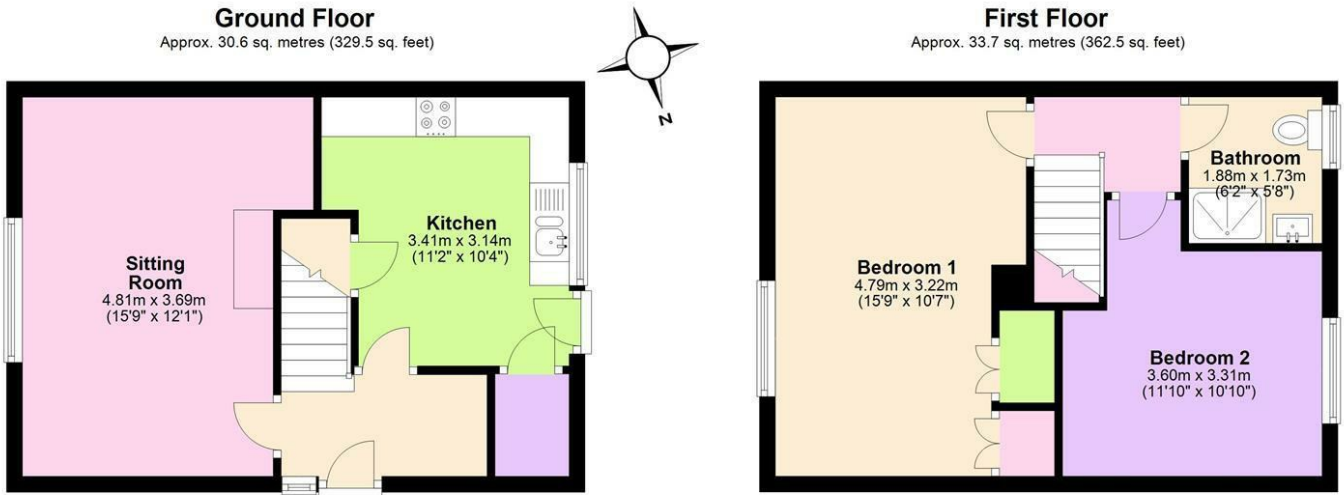
Rear Garden



Agent Note

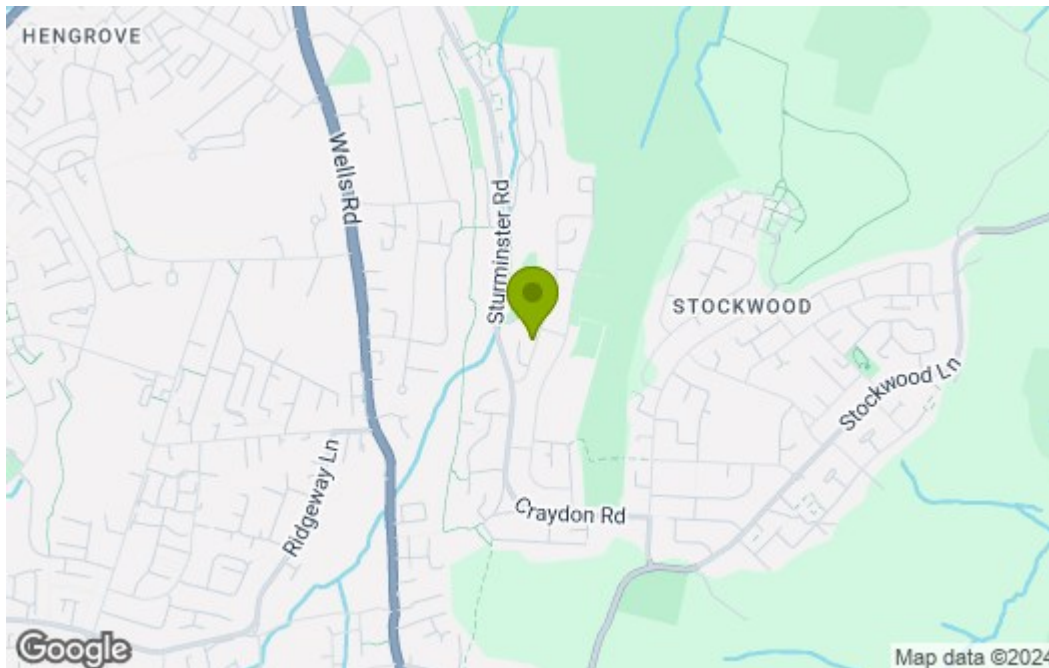
Please note the construction of this property is a Laing Easi Form. Your mortgage lender will need to be informed of this. If you have any queries regarding this please do ask one of our agents.

Floor Plan



Total area: approx. 64.3 sq. metres (692.0 sq. feet)
25 Dutton Rd, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #ccc; border: 1px solid #000; margin-right: 5px;"></div> <div style="text-align: center;"> <div style="width: 100%; height: 100%; background-color: #ccc; border: 1px solid #000; position: relative;"> <div style="position: absolute; left: 0; top: 0; bottom: 0; width: 100%; background-color: #000; color: white; font-weight: bold; font-size: 24px; line-height: 1;">86</div> </div> </div> </div>
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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