



## 28 Dowling Road, Bristol, BS13 0EZ

**£280,000**

For sale, a neutrally decorated End of Terrace House, ideal for first-time buyers or families seeking a comfortable and welcoming home. The property offers an exceptional balance of accommodation and is set in a location with convenient public transport links.

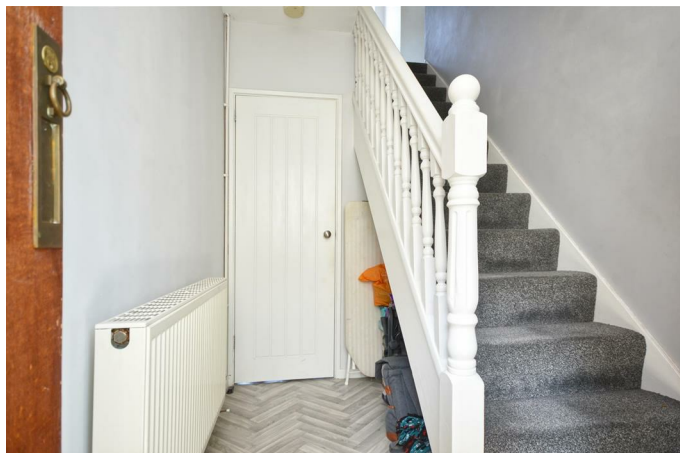
The property boasts three bedrooms – two double rooms, one featuring built-in wardrobes, and a cosy single room. All bedrooms are tastefully decorated, providing a calm and peaceful ambience.

The house hosts a sitting / dining room, a perfect space for relaxation or entertaining guests, with the added benefit of access to the generous garden. The garden is a fantastic size, with enough room for children to play or for hosting summer barbecues.

The well-appointed kitchen offers dining space, perfect for family meals, and leads to a handy lean-to/utility space. This kitchen/breakfast room is the heart of the home, where families can gather to cook, eat, and

### Entrance Porch

### Hallway



### Lean To / Utility

14'5" x 5'10" (4.40 x 1.78)



### Sitting / Dining Room

18'2" x 10'10" (5.56m x 3.31m)

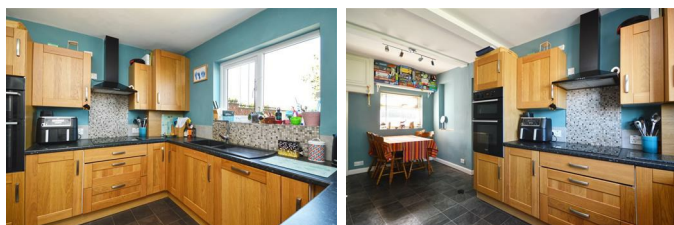


### First Floor Landing



### Kitchen / Breakfast Room

18'4" x 9'8" (5.60 x 2.96)



### Bedroom One

12'5" x 9'10" (3.79 x 3.01)



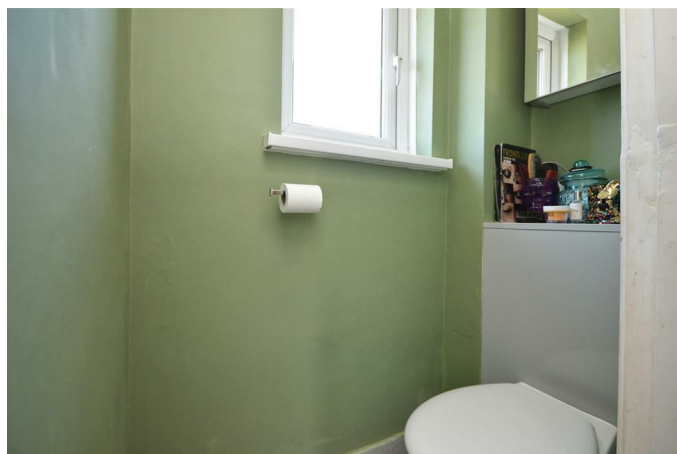


### Bedroom Two

11'0" x 10'0" (3.36 x 3.05)



### Separate WC

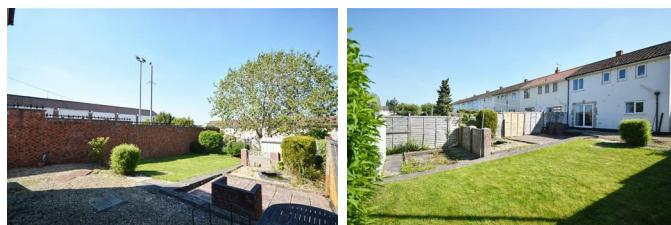


### Bedroom Three

8'3" x 8'2" (2.54 x 2.50)



### Outside

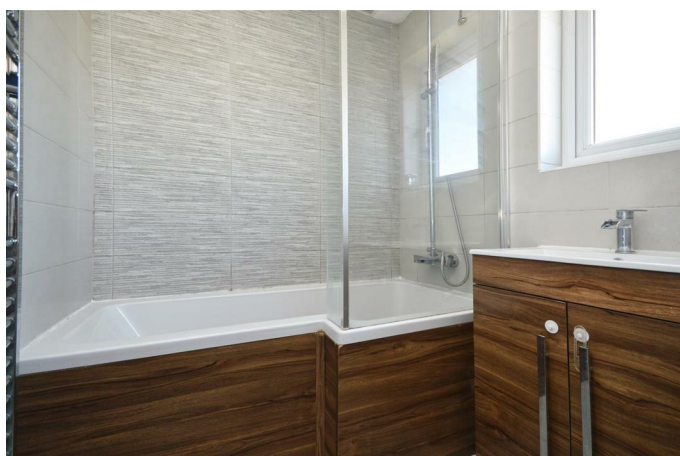


### Agent Note

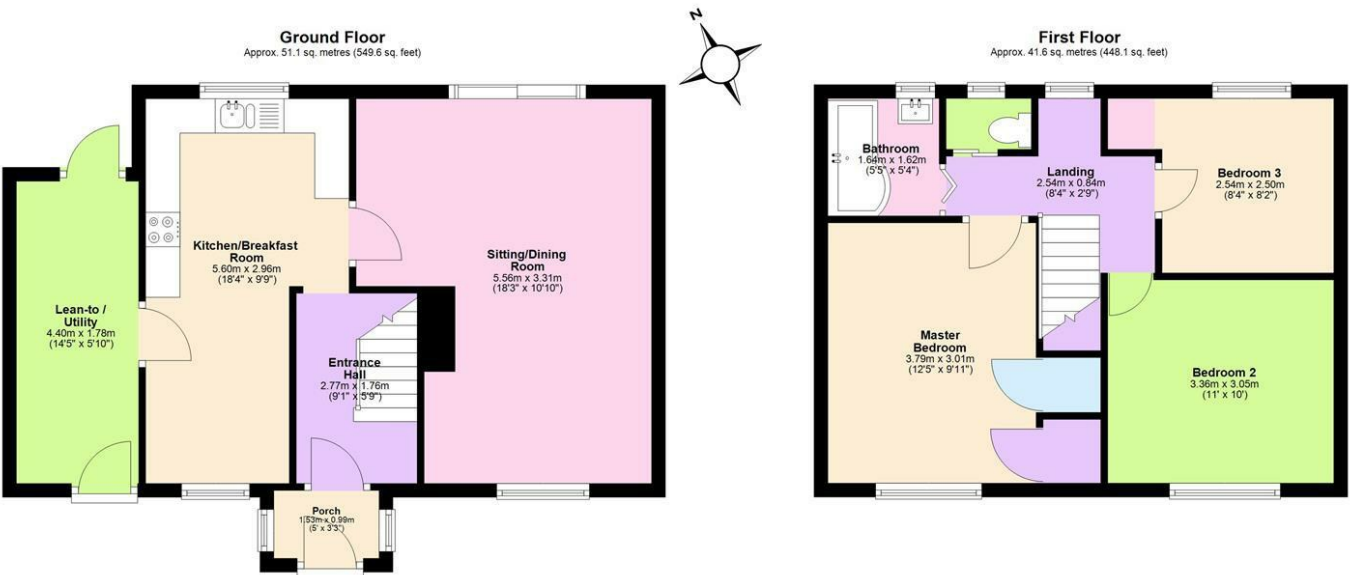
This property is a non standard construction. The name of the build is Laing Easi Form. You are recommended to let your mortgage advisor know when making a mortgage application.

### Bathroom

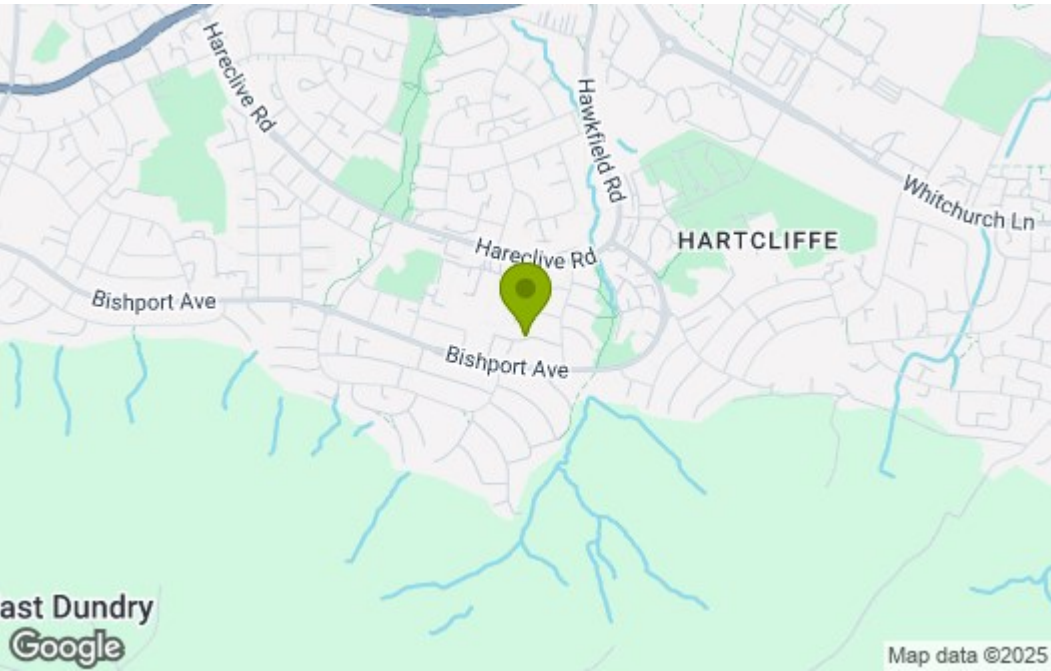
5'4" x 5'3" (1.64 x 1.62)



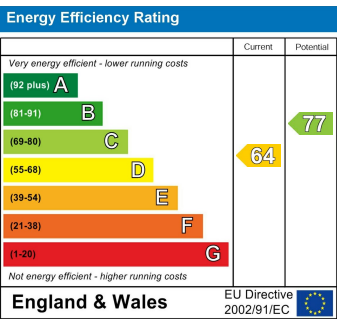
Floor Plan



Area Map



Energy Efficiency Graph



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