

## 69 Dutton Road, Bristol, BS14 8BT

### Offers In The Region Of £180,000

Offered to the market with no onward chain, this immaculate one-bedroom garden flat presents an exceptional opportunity in a desirable location close to local woods and nature reserve. With its recent external retrofit, the property showcases newly installed windows and doors, upgraded wall and loft insulation, and enhanced ventilation—offering superior comfort and energy efficiency. The flat boasts an impressive EPC rating of C and falls within Council Tax Band A, ensuring economical living.

The well-proportioned double bedroom provides a peaceful retreat, while the luxurious bathroom features a contemporary rain shower, creating a touch of spa-like indulgence. The flat benefits from a separate sitting room, perfect for both relaxation and entertaining guests. The modern kitchen is appointed with stylish wood countertops and offers convenient access to the beautifully landscaped, westerly facing rear garden—ideal for enjoying afternoon and evening sunshine.

Externally, the property stands out with a secure, gated driveway, providing ample parking space—an increasingly rare advantage in this area. The landscaped garden has been thoughtfully designed for low

### Entrance Hall



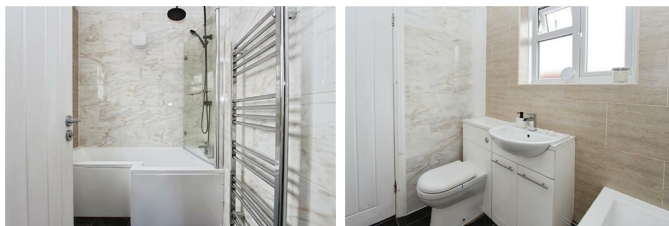
### Sitting Room

13'1" x 12'9" (4.00 x 3.90)



### Bathroom

7'2" x 5'10" (2.20 x 1.80)



### Outside



### 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. We have been advised that there is asbestos present in the roof of the shed.

### Kitchen

10'2" x 7'10" (3.10 x 2.40)



### Bedroom

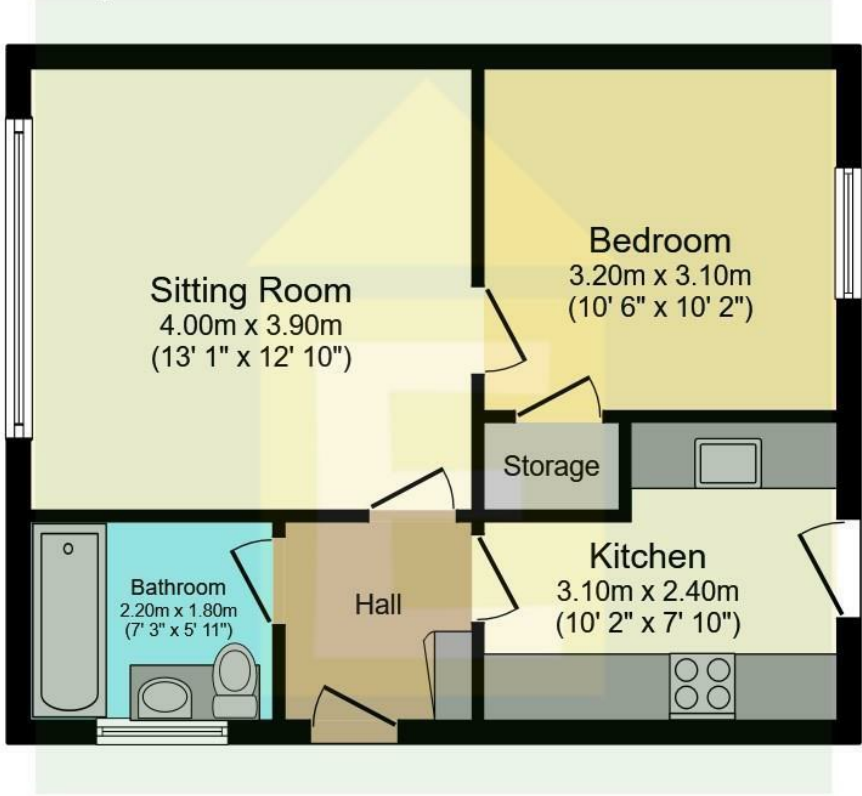
10'5" x 10'2" (3.20 x 3.10)





Floor Plan

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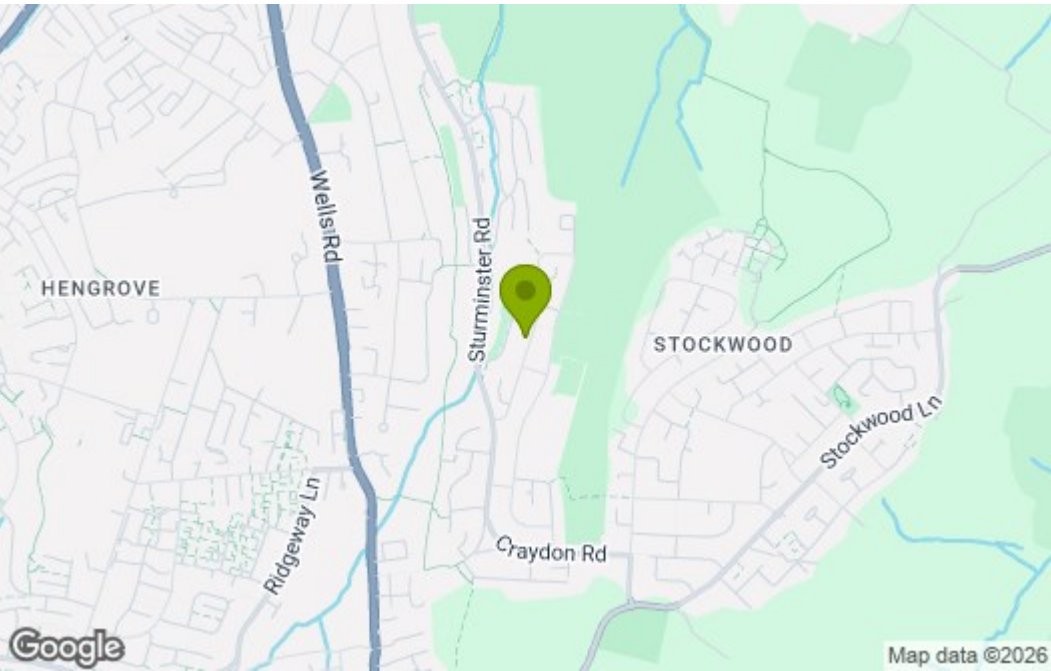


Total floor area: 43.1 sq.m. (464 sq.ft.)

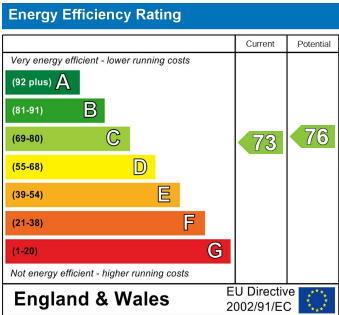
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Area Map



Energy Efficiency Graph



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