



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.

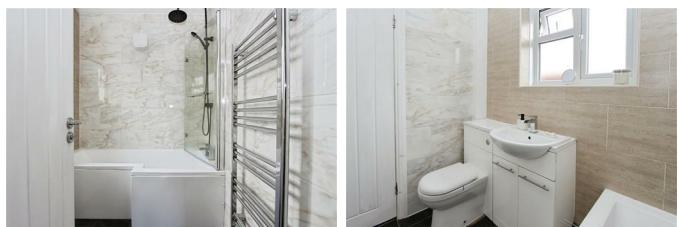
Externally, the property stands out with a secure, gated driveway, providing ample parking space—an increasingly rare advantage in this area. The landscaped garden has been thoughtfully designed for low

Entrance Hall



Bathroom

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



Sitting Room

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



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)

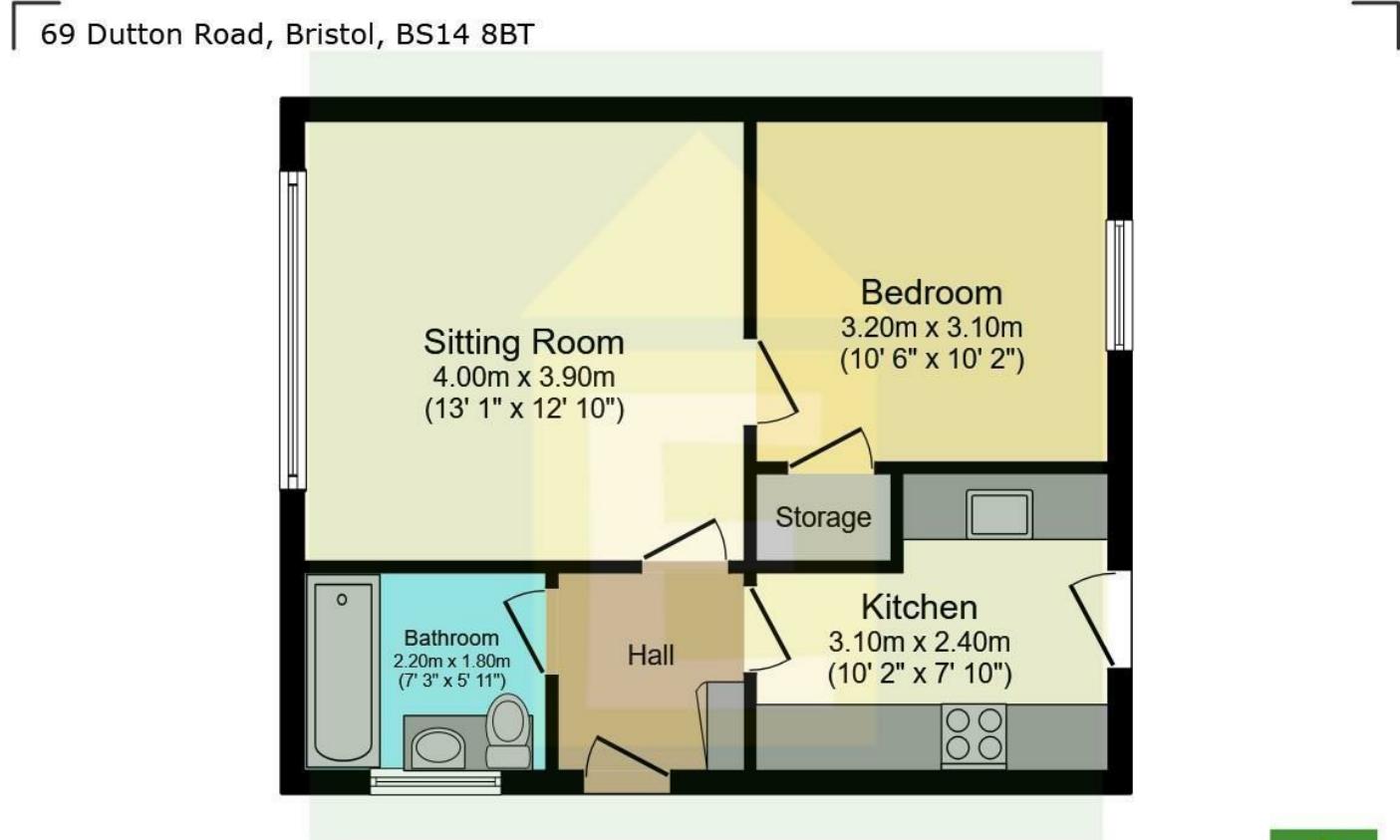


Bedroom

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



Floor Plan

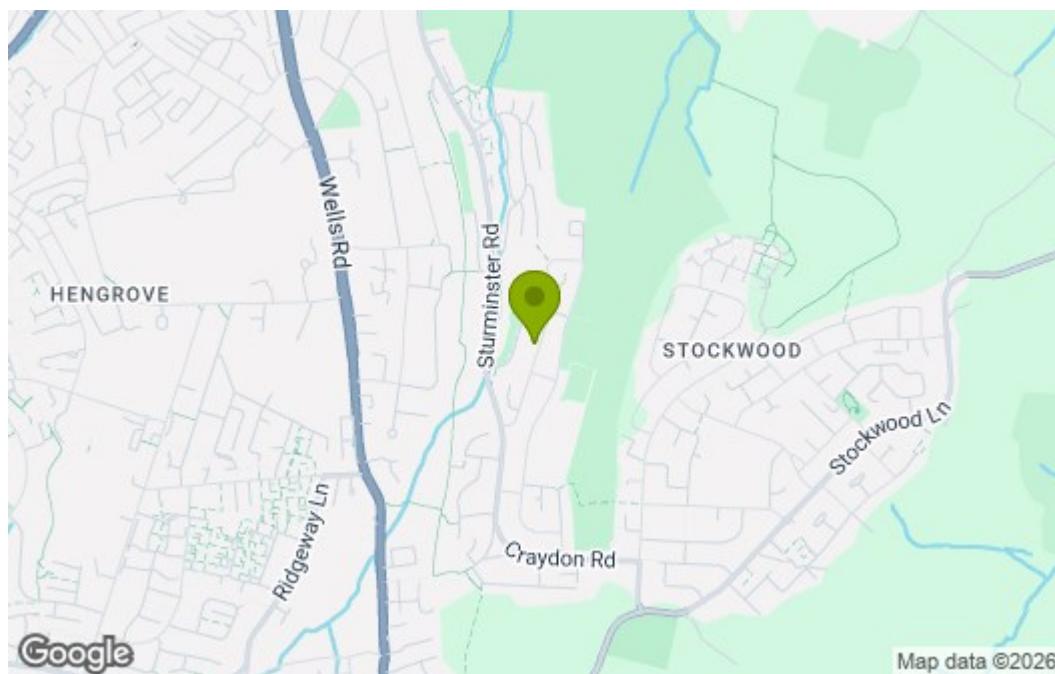


Total floor area: 43.1 sq.m. (464 sq.ft.)

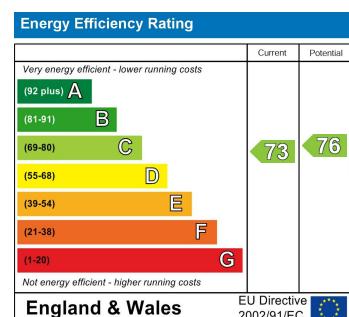
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.