

# HUNTERS®

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**99 Somerset Road, Somerset Road, Bristol, BS4 2HX**

**Guide Price £550,000**

**Property Images**





## Property Images

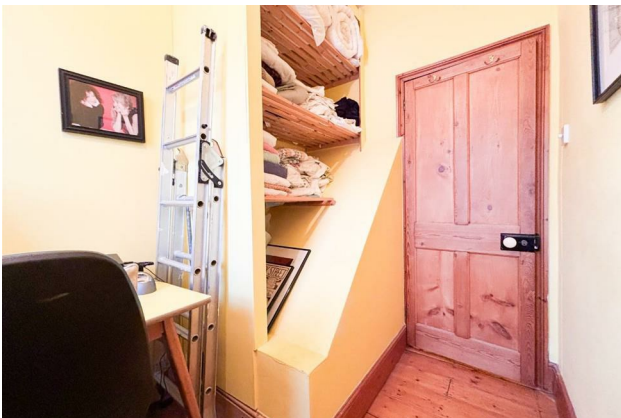




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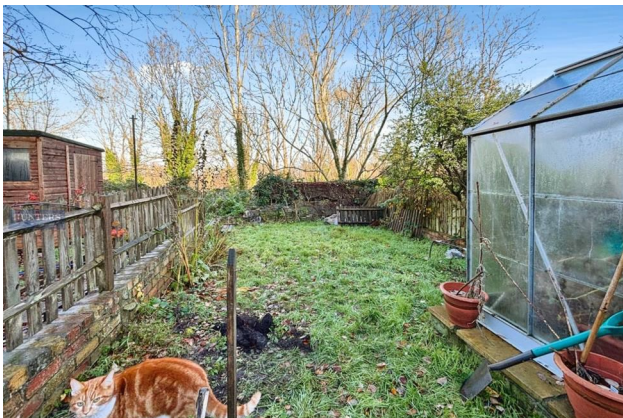




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## Property Images





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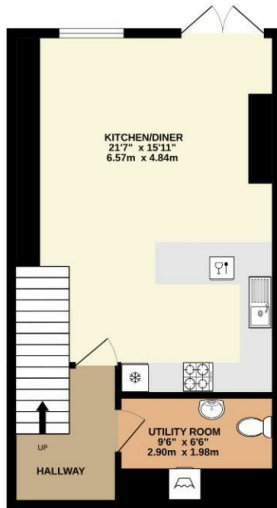
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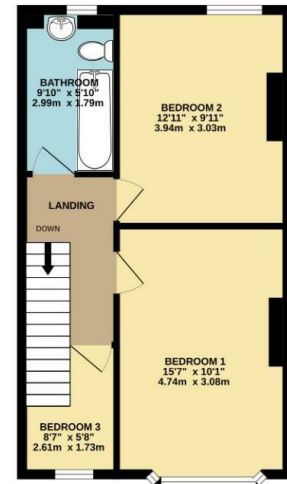
BASEMENT



GROUND FLOOR



1ST FLOOR

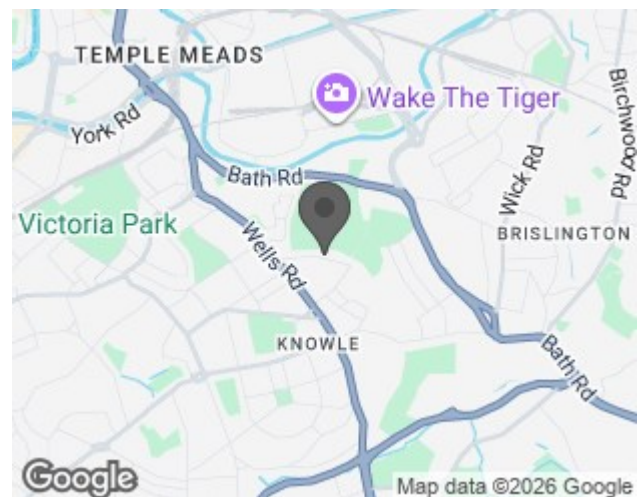


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Terraced Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Situated on Somerset Road in Bristol, this charming terraced house offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The property also has two reception rooms, including one that is currently utilised as a bedroom with the added luxury of a private balcony,

On the basement level, the open plan kitchen diner is a standout feature, creating a warm and welcoming atmosphere for family meals and gatherings. Spread across three floors, this home offers a thoughtful layout that maximises both space and functionality.

Convenience is key, with a well-appointed w/c that includes a utility area. The large garden is a true gem, offering a private outdoor retreat for gardening enthusiasts or a safe play area for children.

Located in a desirable area of Bristol, this property is well-connected to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a thriving community. The property is just 0.4 miles walking distance from Arnos Court Park, so there is plenty of outdoor space to explore.

This house on Somerset Road is not just a place to live; it is a home where memories can be made. Don't miss the opportunity to make this wonderful property your own and call us today to arrange your internal viewing: 0117 972 3948 or [knowle.bristol@hunters.com](mailto:knowle.bristol@hunters.com)

## Features

- Terraced House • Three Bedrooms • Two Reception Rooms • Basement, Ground Floor & First Floor. • Large Rear Garden • Balcony • Utility & W/C • On Street Parking • 0.4 Miles Walking Distance to Arnos Court Park • 1.2 Miles Walking Distance to Bristol Temple Meads