



Dutton Road, Bristol
, BS14 8BS

£290,000



Dutton Road, Bristol

DESCRIPTION

Presenting this well-maintained three-bedroom end of terrace home, offered For Sale in good condition and ideally suited to First Time Buyers, Investors, and Families. The property enjoys a prime location close to convenient public transport links, reputable nearby schools, and a wide selection of local amenities.

The welcoming entrance hallway leads into a spacious, light and airy lounge situated to the front of the property, creating a perfect space for relaxation and entertaining guests. To the rear, the kitchen/diner offers practicality with ample room for family dining and features patio doors that open seamlessly onto the beautiful, enclosed rear garden—ideal for alfresco dining or safe play for children.

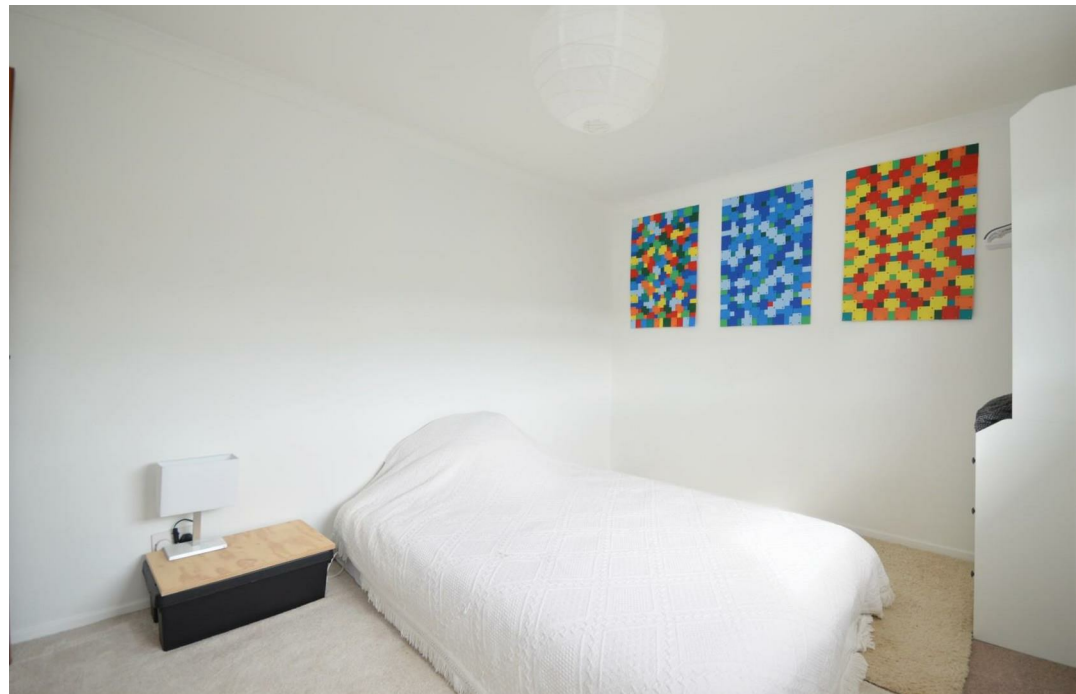
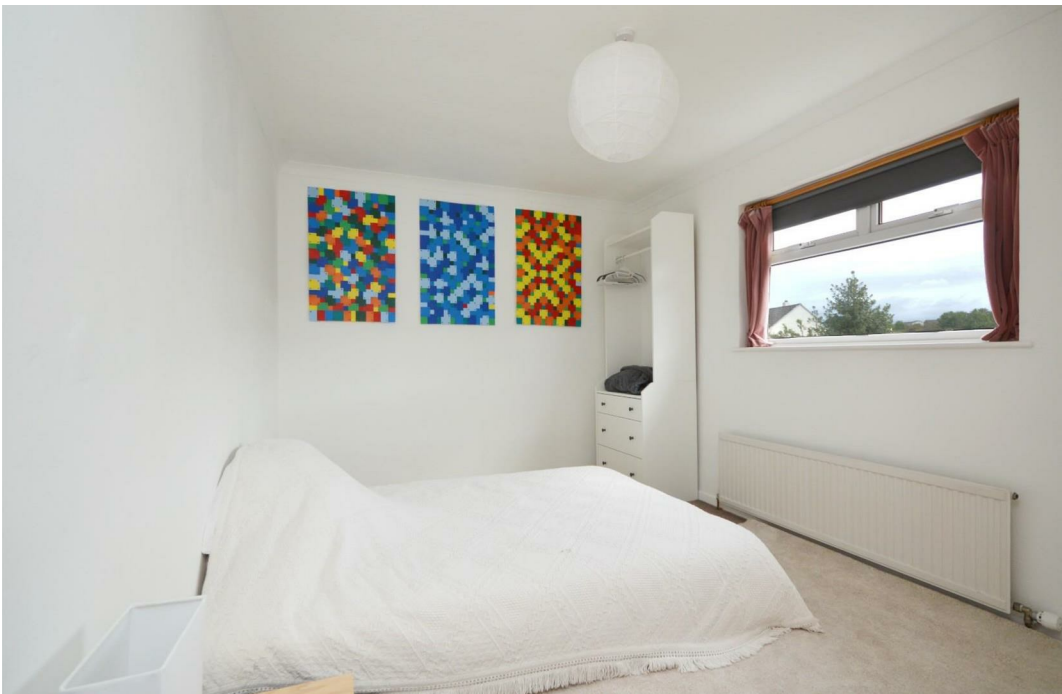
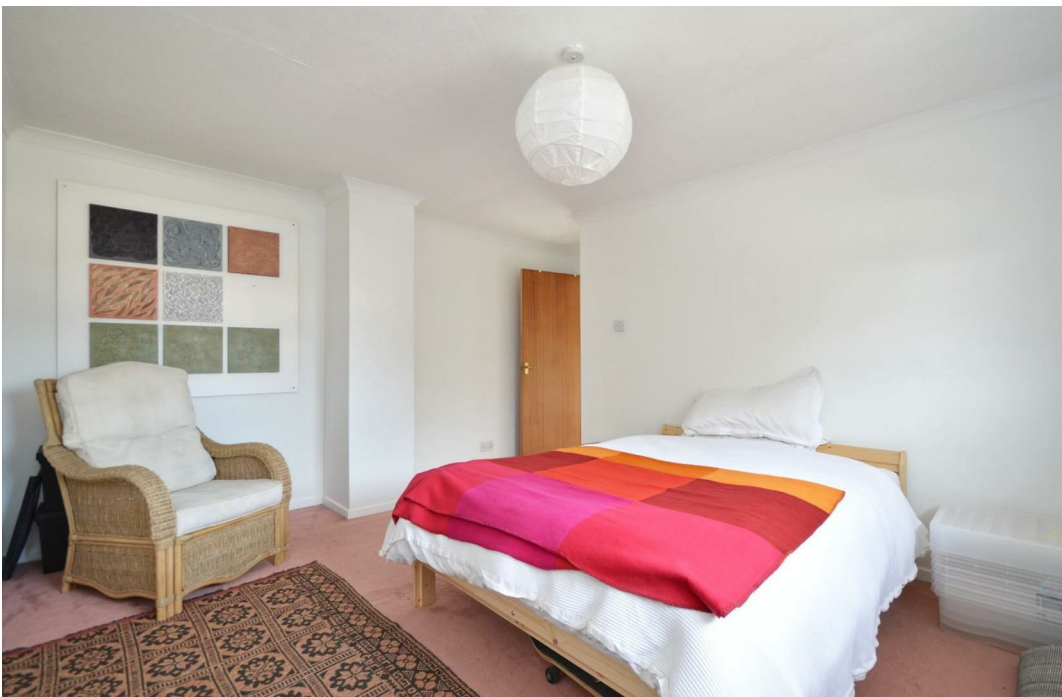
Accommodation includes two double bedrooms and one single bedroom, making it a flexible choice for growing families, guests, or those working from home. A well-appointed shower room completes this layout.

Externally, the property boasts a driveway providing off-street parking, along with gated side access for added security and convenience. The enclosed rear garden is a delightful outdoor space, complemented by two useful storage outbuildings, offering plentiful room for hobbies and garden tools.

With its combination of practical features and a desirable location, this home is an excellent opportunity for discerning buyers seeking comfortable living with added lifestyle convenience. Early viewing is highly recommended to appreciate all this property has to offer.

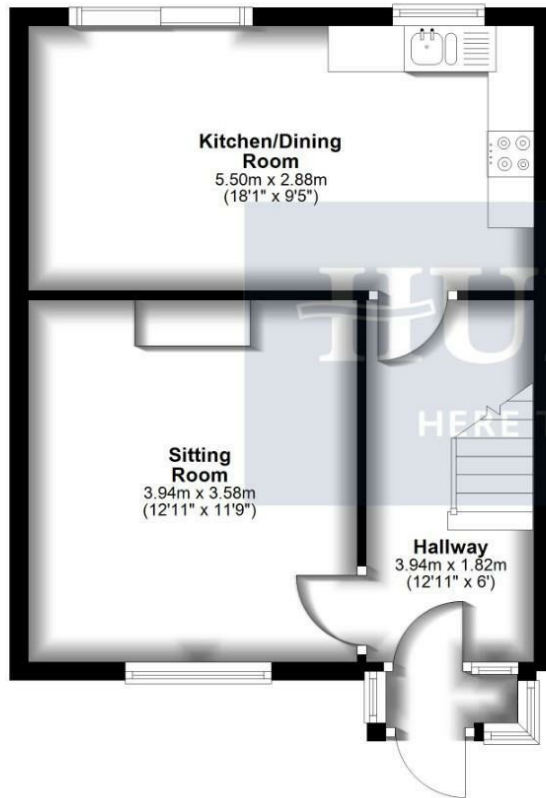
- End of Terrace Home
- Three Bedrooms
- Lounge
- Kitchen/Diner
- Shower Room
- Private Enclosed Garden
- Storage Outbuildings
- Off Street Parking





Ground Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



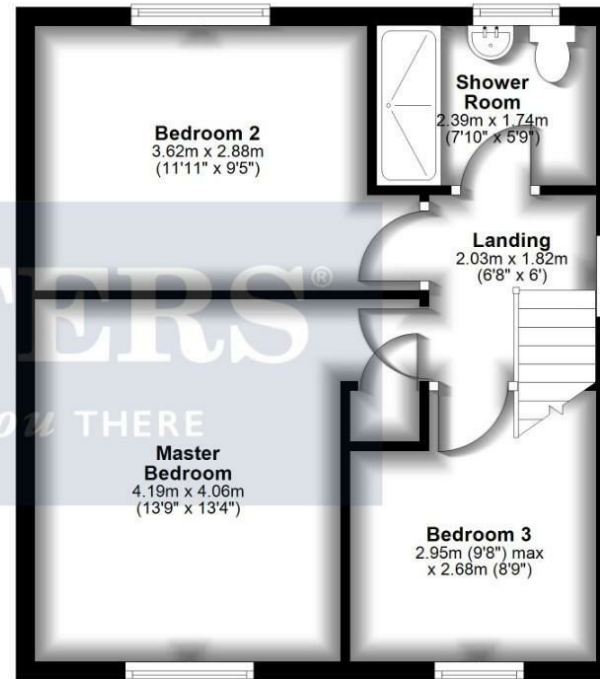
Kitchen/Dining Room
5.50m x 2.88m
(18'1" x 9'5")

Sitting Room
3.94m x 3.58m
(12'11" x 11'9")

Hallway
3.94m x 1.82m
(12'11" x 6')

First Floor

Approx. 42.6 sq. metres (458.5 sq. feet)



Bedroom 2
3.62m x 2.88m
(11'11" x 9'5")

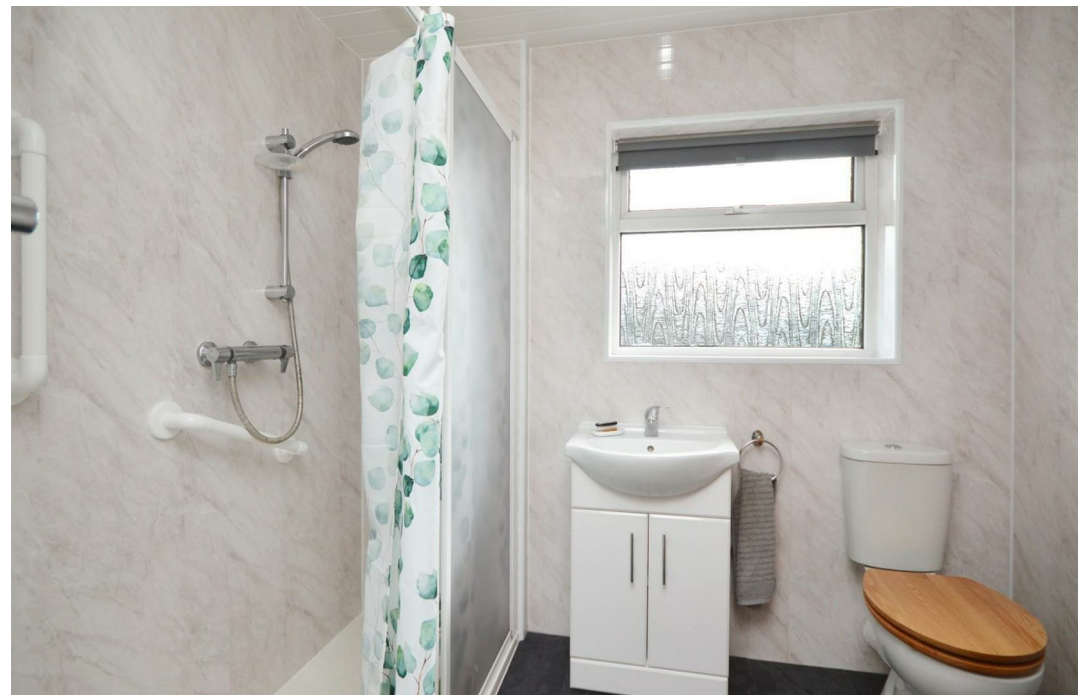
Shower Room
2.39m x 1.74m
(7'10" x 5'9")

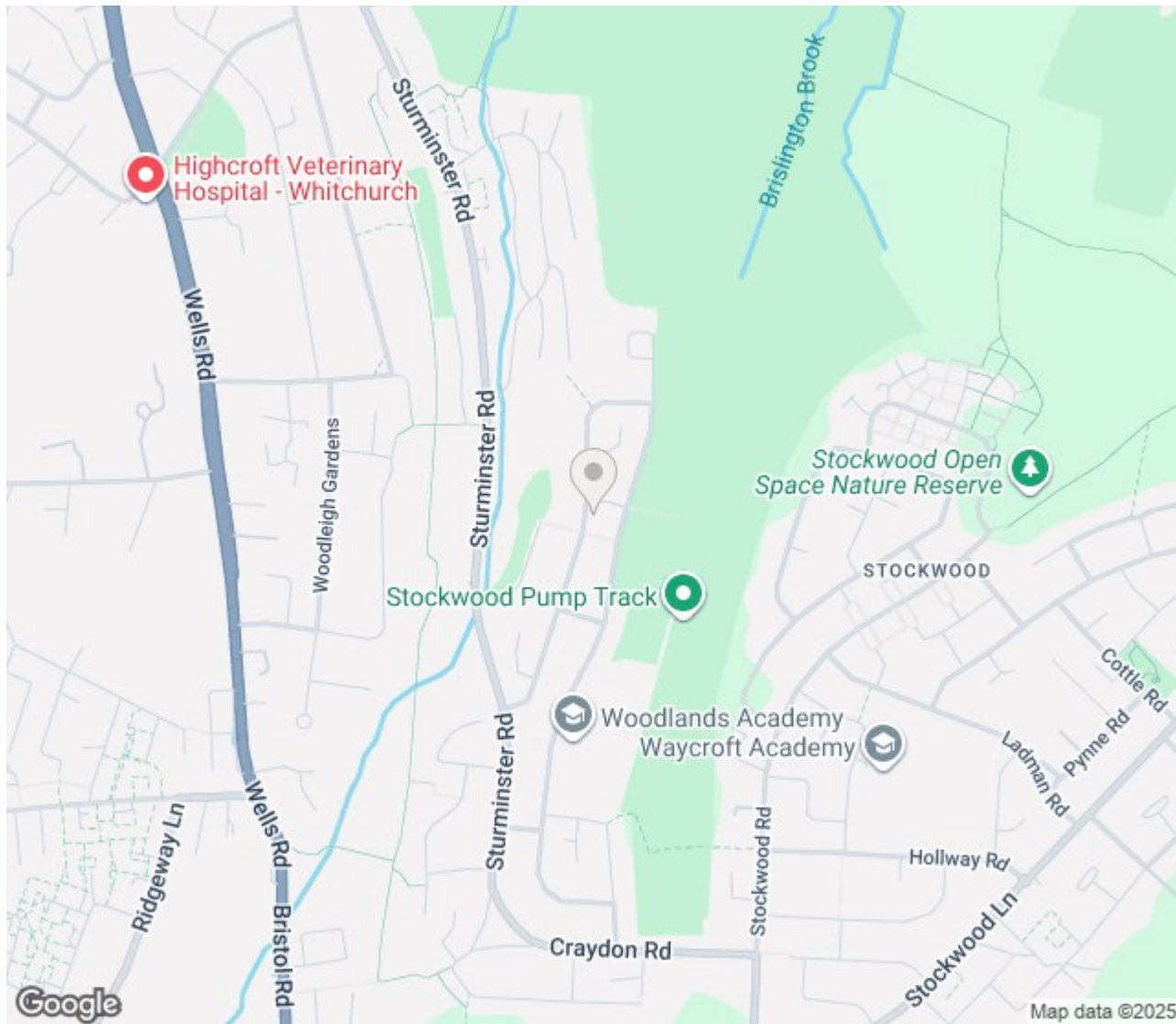
Landing
2.03m x 1.82m
(6'8" x 6')

Master Bedroom
4.19m x 4.06m
(13'9" x 13'4")

Bedroom 3
2.95m (9'8") max
x 2.68m (8'9")

Total area: approx. 81.6 sq. metres (878.0 sq. feet)





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(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	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.