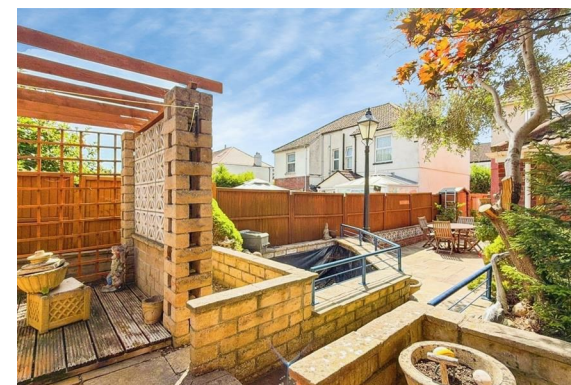




Dunford Road, , Bristol, BS3 4PW

- No Onward Chain
- Two Bathrooms
- Large Garden
- Freehold
- Close To Victoria Park
- Three Reception Rooms
- Side Access
- Spacious Accommodation

Offers In The Region Of £525,000

HUNTERS
HERE TO GET *you* THERE

Dunford Road, , Bristol, BS3 4PW



Hunters are pleased to offer to the market this substantial three bedroom 1930s home on Dunford Road, Windmill Hill. Being offered to the market for the first time in over 40 years, it boasts no onward chain, and a substantial single storey extension which incorporates a kitchen/ diner.

Upon entering the property you are greeted by the hallway, which offers hanging space and an understairs cupboard. The living room has been opened to the dining area, boasting a dual aspect with bay window, and sliding doors to the patio. There is a substantial rear extension, which incorporates a kitchen/diner, utility space and bathroom. Moving upstairs there are three bedrooms, four piece bathroom and loft access.



Outside the rear garden is a great size, and offers both a level and raised patio area, complete with pergola and a sizeable out room. There is side access to the front which is private, where parking can be found on the street.

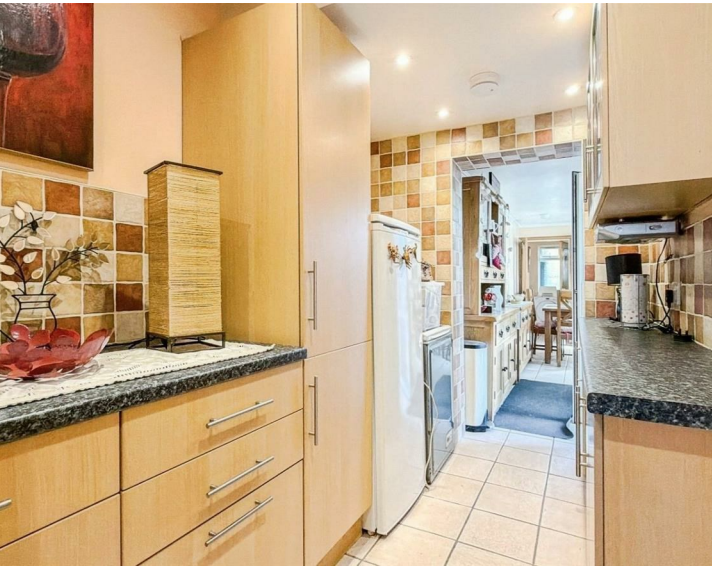
TENURE
Freehold

COUNCIL TAX BAND
C

EPC BAND -D - Please see link below for full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/2078-8037-7236-5623-3974>



Dunford Road, , Bristol, BS3 4PW



living room
13'1" x 12'1"

kitchen/diner
9'10" x 17'4"

bedroom two
11'5" x 9'6"

dining room
11'1" x 14'9"

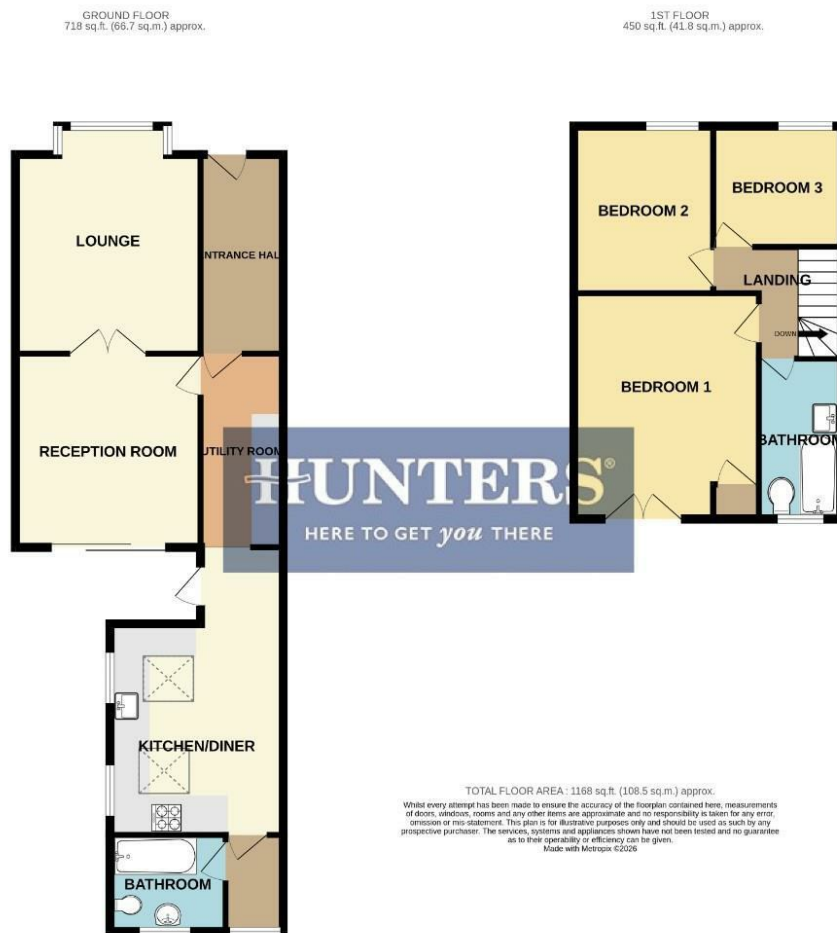
bathroom (downstairs)
7'4" x 6'2"

bedroom three
9'6" x 8'5"

utility area
11'9" x 6'5"

bedroom one
11'1" x 14'9"

bathroom (upstairs)
5'10" x 10'10"



Viewings

Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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.

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.