

**79 Allerton Road, Bristol, BS14 9PT****£360,000**

Presenting this well-appointed three-bedroom semi-detached domer bungalow, now available for sale on a highly sought-after road benefiting from excellent public transport links and proximity to attractive green spaces. This versatile property offers substantial living accommodation and is perfectly suited for those seeking flexible space with the convenience of modern living.

Upon entering, you are greeted by a welcoming sitting room positioned to the front of the property, ideal for relaxing or entertaining guests. The separate dining room and kitchen provide ample space for family meals, and there is the added benefit of a UPVC conservatory with a dwarf wall, offering a light-filled area to enjoy views over the garden.

The ground floor features a spacious double bedroom, alongside a modern bathroom for added convenience. Upstairs, you will find two further generous double bedrooms, accompanied by a useful cloakroom, creating a practical layout for families or guests.

## Entrance Hall

### Sitting Room

14'4" x 10'10" (4.37 x 3.32)



## Kitchen

10'0" x 8'11" (3.06 x 2.73)



## Dining Room

15'5" x 10'10" (4.72 x 3.32)



## Bedroom Three

9'8" x 8'11" (2.95 x 2.73)



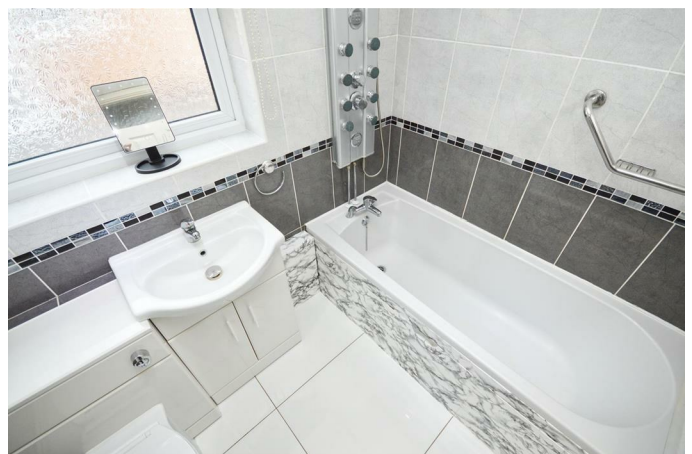
## Conservatory

15'3" x 10'10" (4.66 x 3.32)



## Bathroom

7'2" x 5'6" (2.20 x 1.68)



### First Floor Landing



### Cloakroom



### Bedroom One

12'6" x 10'5" (3.82 x 3.18)



### Outside



### Garage

18'8" x 10'10" (5.71 x 3.32)

### Bedroom Two

10'10" x 10'7" (3.32 x 3.25)

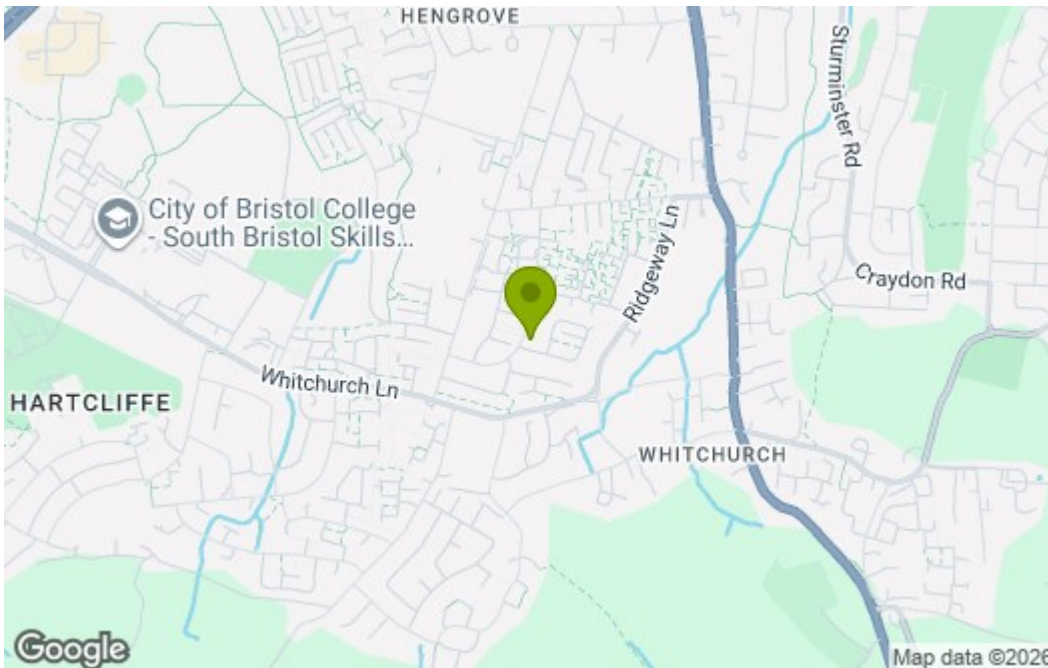


# Floor Plan



Total area: approx. 153.4 sq. metres (1651.4 sq. feet)  
**79 Allerton Road, Bristol**

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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