



**Bordesley Road, Bristol**  
BS14 0HU

**Offers In Excess Of  
£375,000**





# Bordesley Road, Bristol

## DESCRIPTION

This fantastic three-bedroom bungalow is offered for sale in a sought-after residential area of Bristol, well placed for public transport links, nearby schools and local amenities. This neutrally decorated property is suited to first-time buyers and families seeking practical single-storey living with additional flexible space.

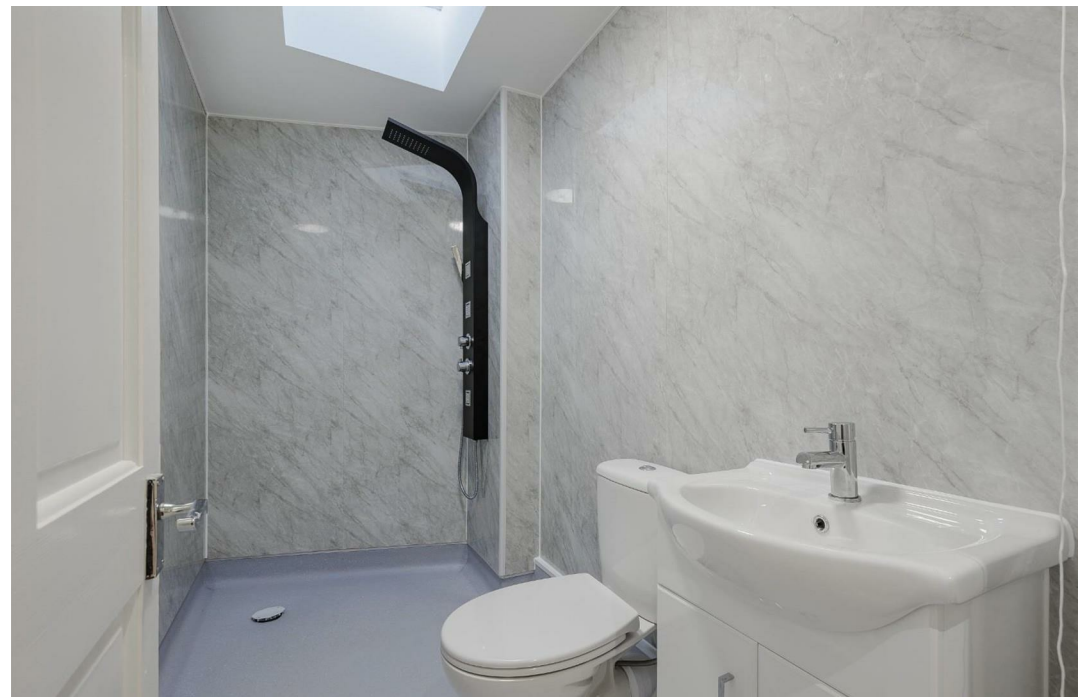
An entrance porch leads into a hallway giving access to the main accommodation. To the front, there is a light and airy lounge and a modern kitchen. The bungalow provides two further reception spaces, including a study room and an additional versatile room that can be used as a bedroom or reception room. This room features patio doors opening directly onto the garden and a further door providing access to the garage.

There is two further bedrooms located to the rear, the main bedroom being a double. The property benefits from two bathrooms accessed via the hallway, with both bathrooms featuring a Velux window.

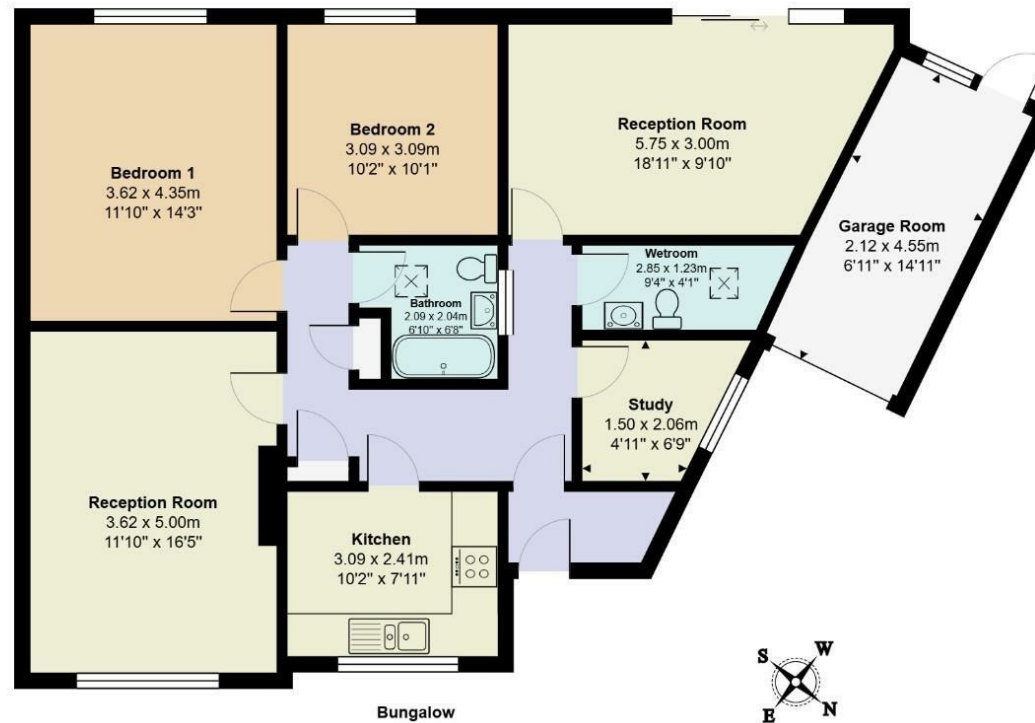
Externally, there is an enclosed rear garden, a garage and off-street parking. Local amenities, schools and everyday services are within easy reach in this part of Bristol, with further shopping, cafés and facilities available in nearby district centres.

Public transport connections are accessible via local bus routes into Bristol city centre and surrounding areas. From central Bristol, rail services provide links to Bath, Cardiff and London, making the location practical for commuters. The property is available with no onward chain. Call the office today to arrange a viewing appointment!







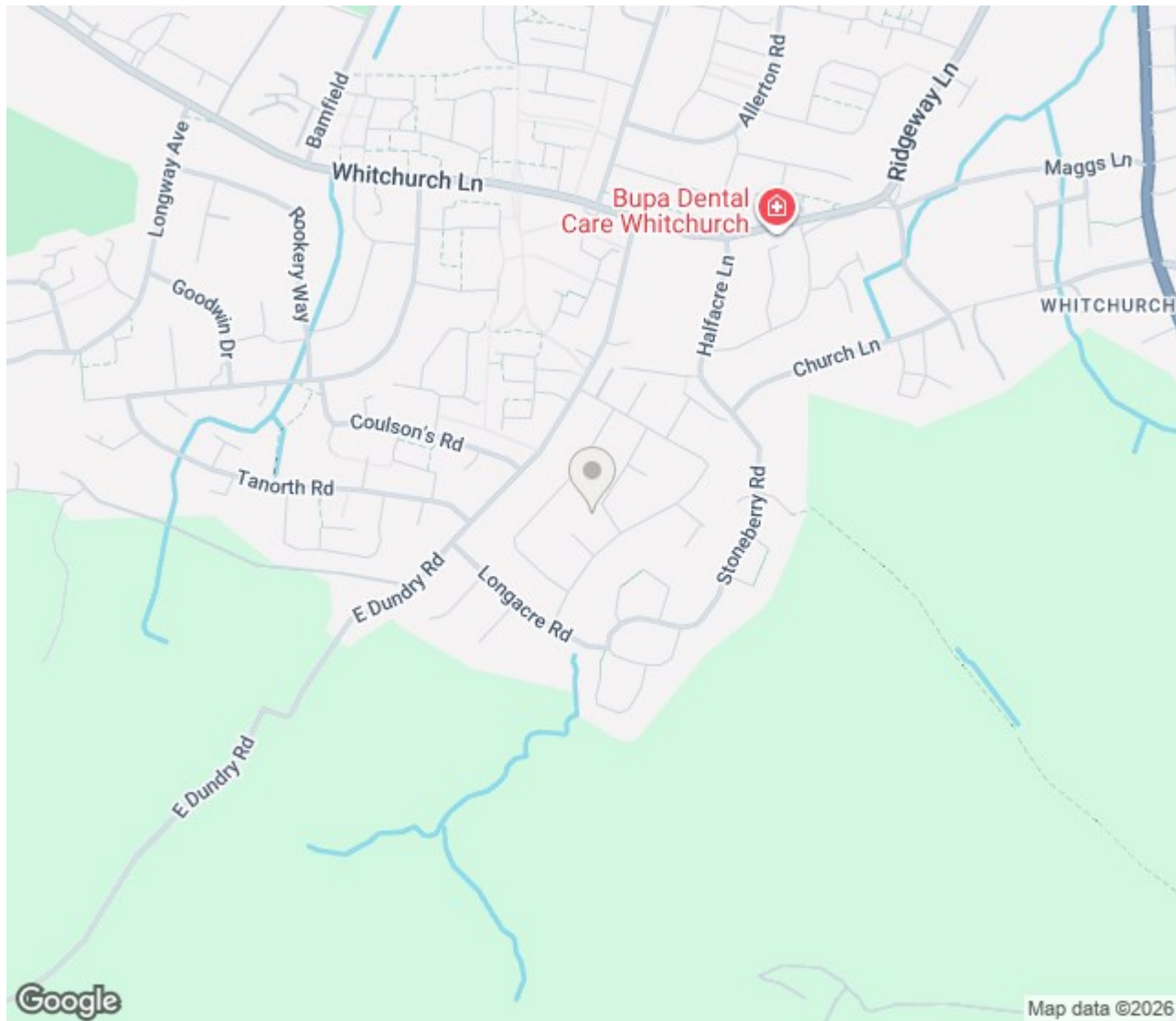


**Approximate Gross Internal Area 106.9 sq m / 1151 sq ft**

These floorplans are provided for guidance only and are not to scale. All measurements are approximate. Fixtures, fittings, and layout may differ. No responsibility is taken for any errors or omissions. Purchasers should rely on their own inspections and verification.







## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>74</b>	
(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	

### 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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HERE TO GET *you* THERE





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.