



108 Dovercourt Road, Bristol, BS7 9SH

- **3 Bedrooms**
- **2 Bathrooms**
- **Mid Terraced**
- **No Chain**
- **Great Living Spaces**
- **Level Rear Garden**
- **Off Street Parking**

A fantastic 3 bedroom terraced home, well positioned in BS7, offering generous living accommodation, three bedrooms, two bathrooms, a good-sized rear garden and off-street parking. The property is offered for sale with no onward chain.

The property is accessed via the front entrance into a welcoming hallway, which provides access to the lounge, extended kitchen/living/dining space, downstairs shower room and stairs to the first floor.

The lounge is positioned to the front of the property and features a bay window, neutral décor and carpeted flooring. To the rear, the property has been extended to create a spacious kitchen/living/dining area, providing a versatile space ideal for both everyday family life and entertaining.

The kitchen is situated to the rear and benefits from a window overlooking the garden. It is fitted with a range of wall and base units, worktops with tiled splashback, stainless steel sink and drainer, gas hob and electric oven. There is also plumbing for a washing machine, space for a tumble dryer and space for a fridge/freezer.

Central to the house is a good-sized reception area, which would make an ideal family or living space and features laminate flooring. Beyond this is the dining area, with ample room for a table and chairs, a skylight providing additional natural light and French doors opening directly onto the rear garden. The wall-mounted Worcester gas boiler is also located within this area.

Completing the ground floor is a useful shower room, fitted with a shower cubicle, low-level WC and wash hand basin, with part-tiled walls.





To the first floor, the landing provides access to all 3 bedrooms and the family bathroom. All 3 bedrooms are light and airy, with neutral décor, fitted cupboards and carpeted flooring.

The bathroom is positioned to the rear of the property and features an obscured window, bath with shower over, low-level WC and wash hand basin.

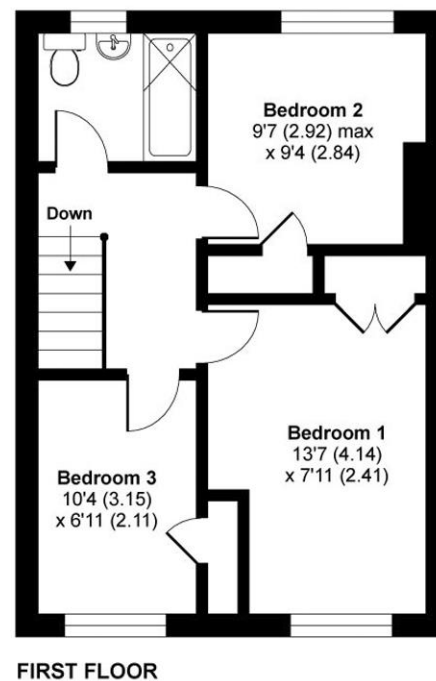
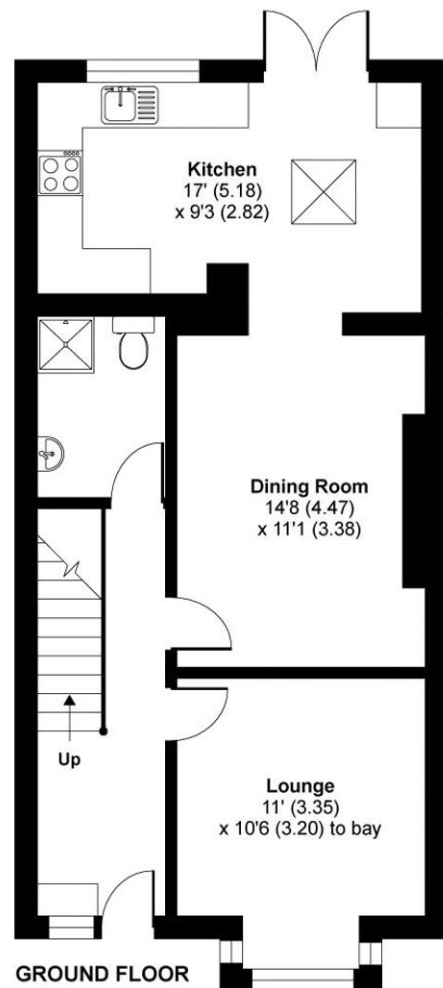
Externally, the front of the property provides off-street parking, laid to stone chippings.

The rear garden offers a patio area immediately adjoining the house, providing an ideal space for outdoor dining and relaxing during the summer months. The remainder of the garden is predominantly laid to lawn and is enclosed by fencing, with a gate providing access to the rear. There is also rear lane access, approached via Dovercourt Road. This could offer more off street parking, if desired, or the potential for a garage or workshop, which others have in the vicinity.

A well-presented 3 bedroom home offering versatile accommodation, a good-sized garden and off-street parking, all in a popular BS7 location and with the added benefit of no onward chain.



Energy Performance Certificate: Rating D
Council Tax: Band B



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Leese & Gordon. REF:1521188