



**Foxcombe Road, Bristol**  
, BS14 0JT

**£350,000**



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**HUNTERS®**  
HERE TO GET *you* THERE



# Foxcombe Road, Bristol

## DESCRIPTION

We are delighted to present this beautifully presented semi-detached home, ideally situated in a quiet cul-de-sac with excellent access to public transport links, nearby schools, and local amenities. Offered in good condition throughout, this property would make a superb purchase for first-time buyers and families looking for comfortable, versatile living.

Upon entry, a welcoming porch leads through to the entrance hall, providing access to a light and airy lounge at the front of the property. The lounge seamlessly opens through to the stunning kitchen/diner, located to the rear of the house. This beautifully fitted kitchen offers generous dining space, perfect for family meals or entertaining, and features patio doors leading out to the private, enclosed garden—an ideal setting for children to play or for summer gatherings.

Upstairs, the property boasts three well-proportioned bedrooms comprising two spacious double bedrooms and a good-sized single bedroom, offering flexible accommodation for families or guests. The family bathroom serves all bedrooms.

Further enhancing this attractive home is a garage, providing valuable storage or secure parking, and additional off-street parking. The combination of a private garden and easy access to local amenities adds to the appeal of this lovely residence.

With its practical layout, superb location, and excellent features, this property represents a fantastic opportunity for anyone seeking a ready-to-move-into family home in a sought-after area. Early viewing is advised.





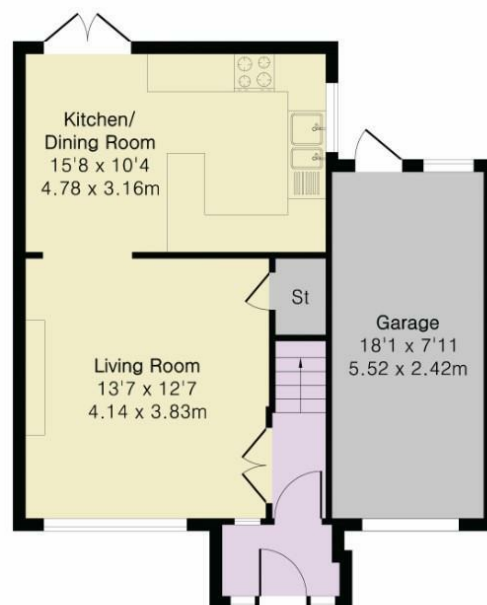


**Approximate Gross Internal Area 786 sq ft - 73 sq m  
(Excluding Garage)**

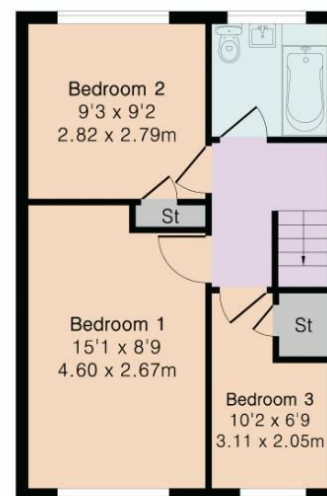
Ground Floor Area 405 sq ft – 38 sq m

First Floor Area 381 sq ft – 35 sq m

Garage Area 144 sq ft – 13 sq m



Ground Floor



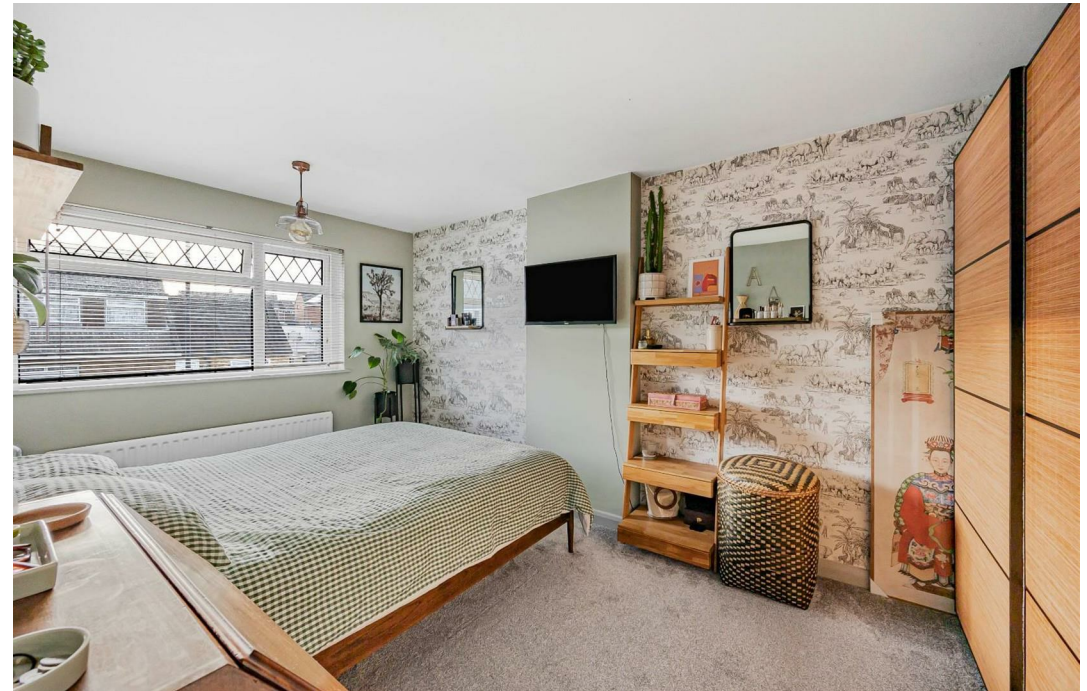
First Floor



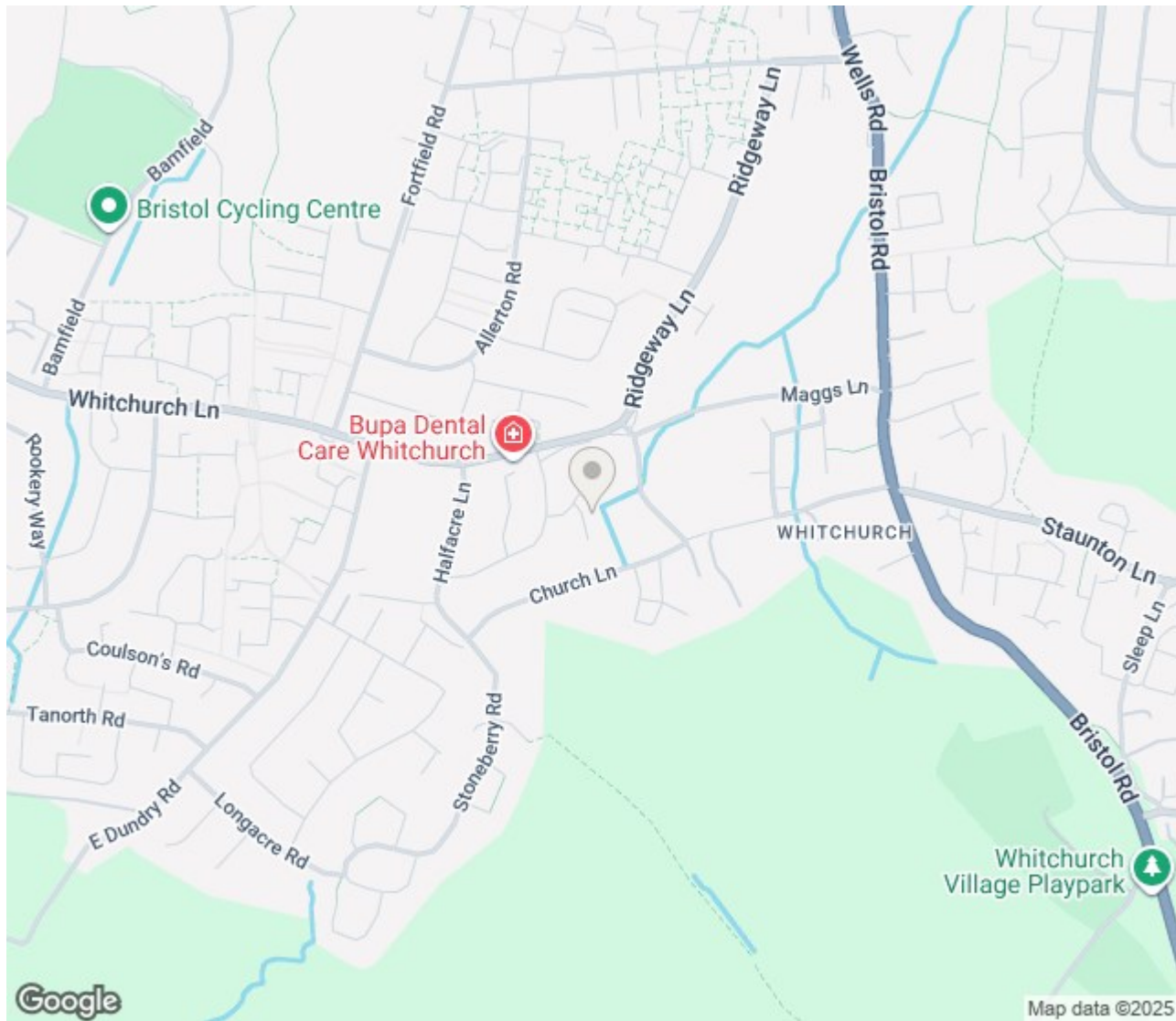
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.












# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**

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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.