



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

32 Almeda Road, Bristol, BS5 8RZ

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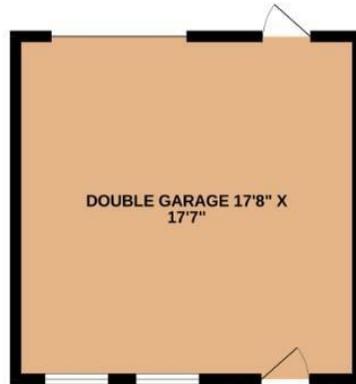
£400,000

**\*\*Perfectly Positioned Close to Green Open Spaces\*\*** right beside Dundridge Park & Nature Reserve, Troopers Hill and scenic riverside walks, this charming and deceptively spacious home enjoys an exceptionally peaceful setting on a quiet residential road between St George and Hanham. Extended on the ground floor, the property offers well-balanced and versatile accommodation, with a generous reception and dining area flowing seamlessly into a large kitchen-diner ideal for modern family living and entertaining. A practical ground-floor shower room adds further convenience. The living space opens out onto a substantial east-facing garden, providing an excellent outdoor retreat and direct access to a double garage. Upstairs, the home continues to impress with three well-proportioned bedrooms and an extended family bathroom. Additional benefits include a paved driveway offering off-street parking for two vehicles. With local amenities, schools and transport links all within easy reach, this is a home that combines space, comfort and tranquillity in a highly desirable location.

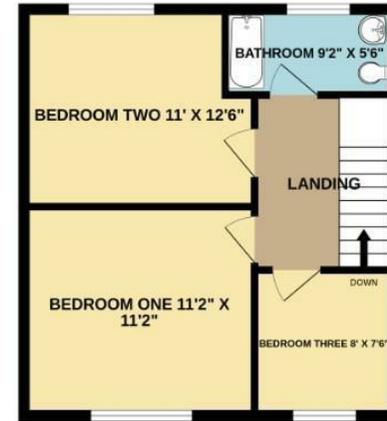
- Wood Burner
- Bespoke Built in Furniture for Storage & Workspace
- Transport links, nearest bus stop 0.3 mile
- Large Garden
- Double Garage
- Paved two car driveway
- Downstairs Shower Room
- First Floor Extended Bathroom
- Quiet Road between Hanham & St George
- Ideal Location by Green Riverside Walks

Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939  
easton@hunters.com | www.hunters.com

GROUND FLOOR

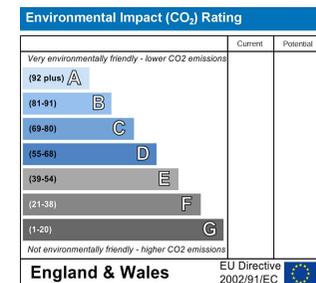
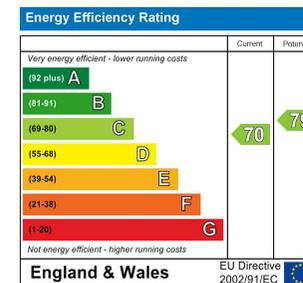


1ST FLOOR



3 BED MID TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Front Door

Arched storm porch, uPVC door with obscure windows to side opening into

### Entrance Hall

Tiled flooring, radiator, corner cupboard housing meters, stairs to first floor, under stairs storage cupboard, oak internal doors into...

### Lounge Diner

24' x 12'  
Double glazed bay window to front with fitted shutter blinds, fireplace housing wood burner, bespoke storage furniture along wall providing shelving, storage, lighting and desk space, two radiators, and opening into...

### Kitchen Diner

19' x 16'6"  
Wall and base units with work surface over, sink and drainer, space for large fridge freezer, washing machine and tumble dryer, integrated dishwasher, space for range oven with extractor fan over, tiled splash backs, island providing more storage and surface space, tiled flooring, room for table and chairs and sofa, three Velux skylights, double glazed window to rear and French doors to garden and hall to...

### Shower Room

3'3 x 8'4  
Shower cubicle, wc, wash hand basin, tiled splash backs, radiator, door back to entrance hall leading to...

### Stairs

Leading to first floor landing with grey carpet, loft access and doors to...

### Bathroom

5'6 x 9'2  
Three piece white suite comprising bath with shower over, wc, wash hand basin with vanity unit beneath, tiled splash backs, chrome towel radiator, obscure glazed window to rear

### Bedroom One

11'2 x 11'2  
Double glazed window to front with shutter blinds, radiator

### Bedroom Two

11 x 12'6  
Double glazed window to rear, shutter blinds, radiator

### Bedroom Three

7'6 x 8  
Double glazed window to front with shutter blinds, radiator

### Garden

East facing with patio, steps to lawn, pagoda area, door into...

### Garage

17'10" x 17'9"  
Two double glazed windows to garden, power points, up and over single vehicle door and pedestrian door to rear lane

### Parking

Paved driveway to front providing off street parking for two cars

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	70	79
<b>England &amp; Wales</b>	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. 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.









