



- **Energy Rating - C**
- **Three Bedrooms**
- **Kitchen / Diner**
- **First Floor Bathroom**
- **No Onward Chain**

- **Extended Semi Detached House**
- **Lounge / Diner**
- **Ground Floor Shower Room**
- **Garage And Driveway**
- **Cul De Sac Location**

Tucked away in a peaceful cul-de-sac on Davids Road, just off the A37 Wells Road, this extended three-bedroom semi-detached home offers the perfect opportunity for a family looking to put down roots in a convenient and well-connected location.

Coming to the market for the first time since it was purchased as a new home around 60 years ago, the property has been lovingly maintained and provides spacious, flexible accommodation. The ground floor features a generous lounge/diner, a kitchen/diner ideal for family meals, and a practical shower room. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Outside, the tiered rear garden enjoys both patio and lawned areas — perfect for outdoor entertaining or relaxing — while a garage and driveway provide valuable off-street parking.

Although some updating would now be beneficial, the property is clean, comfortable, and ready to move straight into, giving buyers the chance to modernise at their own pace and create a home perfectly suited to their taste.

With its peaceful setting, excellent access to Bristol city centre, and huge potential to add value, this is a fantastic opportunity not to be missed.

Lounge Area 14'2" x 10'5" (4.34 x 3.18)

Dining Area 10'2" x 8'9" (3.12 x 2.69)

Kitchen / Diner 16'4" x 9'1" (4.98 x 2.77)

Ground Floor Shower Room 6'0" x 6'0" (1.85m x 1.85)

Bedroom One 14'4" x 9'3" (4.39 x 2.84)

Bedroom Two 10'9" x 9'10" (3.28 x 3.02)

Bedroom Three 9'10" x 7'1" (3.02 x 2.18)

Bathroom 6'7" x 5'6" (2.01 x 1.7)

Tenure - Freehold

Council Tax - Band C





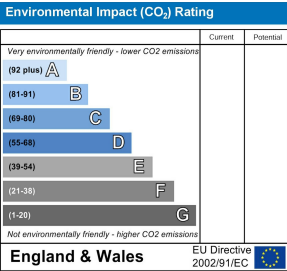
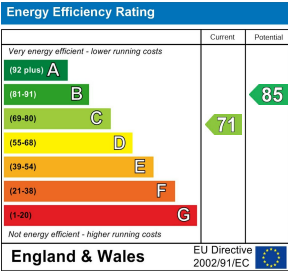
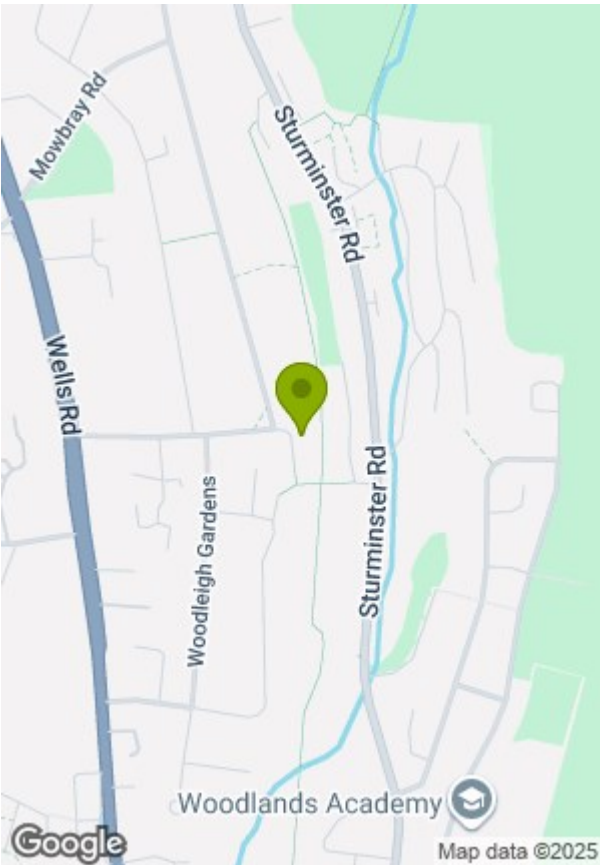






Davids Road, Bristol, BS14

Approximate Area = 1030 sq ft / 95.6 sq m
 For identification only - Not to scale



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