



HUNTERS®

HERE TO GET *you* THERE

24 Dormer Road, Bristol, BS5 6XQ

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£400,000

****South Facing Garden & Double Garage by The Park!**** The condition of this house reassures you that the previous long term owner cared for it extremely well. The garage and garden are large, versatile and covered in sunshine! even the front garden is spacious and provides gated side access to the rear. Internally there are three reception rooms and a spacious kitchen breakfast room to the ground floor. Upstairs there are three generous bedrooms and a bathroom. All in such good order along with potential to modernise, extend and add value. All this is sitting in such a convenient location surrounded by great schools, immediate motorway and Central Bristol access. Eastville Park and the Retail Park are a short walk away. Chain Free and ready to be a home a new owner.

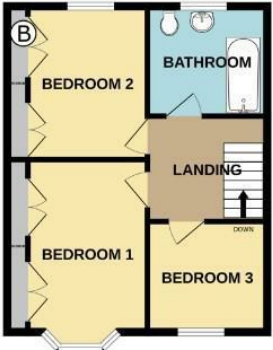
- Ideal Location - Great Schools
- Retail Park & Good Transport Links Close By
- Wonderfully Kept Home
- South Facing Large Garden
- Huge Double Garage
- Side Gated Access to Front & Rear
- Three Reception Rooms
- Eastville Park Across the Road
- Lots of Potential & Ready to Move Into
- Chain Free

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GROUND FLOOR

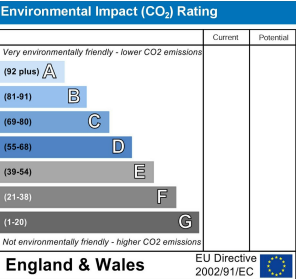
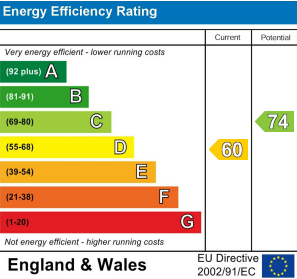


1ST FLOOR



3 BED END TERRACE

While 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

Large paved front garden with flower beds, side gate access to rear garden, wooden door with original stained glass opening into..

Entrance Hall

Wide hallway with radiator, stairs to first floor, under stairs storage cupboard, meters in cupboards, window to side, doors to..

Lounge

13'4" x 10'2"
Bay window to front, radiator, fireplace, picture rail

Dining Room

11'0" x 10'5"
Window to rear, radiator, fireplace, picture rail

Sitting/Dining Room

8'5" x 7'9"
Window to side, radiator, window and door into..

Kitchen

10'11" x 10'3"
Wall and base oak units with work surface over, sink and drainer, tiled splash backs, space for oven, washing machine and fridge freezer, room for small table and chairs, radiator, window to rear and new uPVC door to side leading to the garden

Stairs

Leading to first floor landing with space for furniture, loft access and doors to..

Bathroom

6'9" x 5'2"
Three piece suite comprising wc, wash hand basin, bath with electric shower over, glass shower screen, tiled splash backs, radiator with towel heater over, extractor fan, window to rear

Bedroom One

13'1" x 9'4"
Bay window to front, fitted wardrobes and bed frame, radiator, picture rail

Bedroom Two

10'5" x 10'0"
Window to rear overlooking garden, radiator, fitted wardrobes housing Worcester condensing boiler and water tank, picture rail

Bedroom Three

7'9" x 7'8"
Window to front, radiator, picture rail

Garden

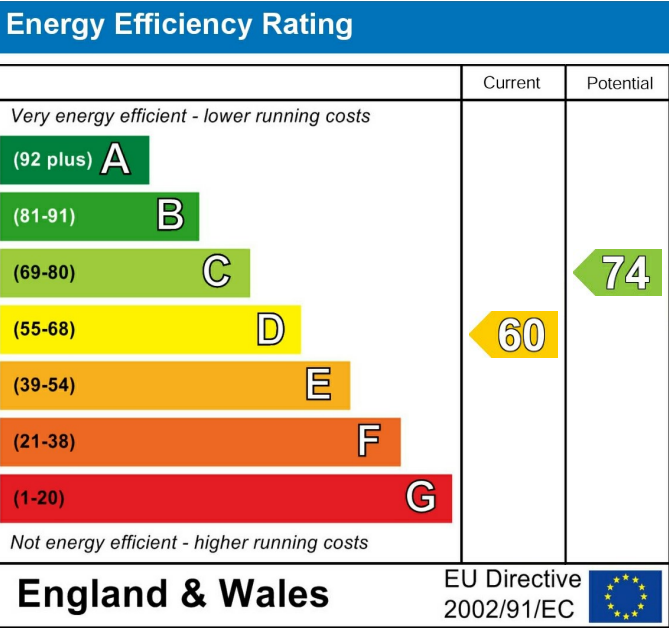
Raised paved seating area by kitchen, steps down to large paved area with flower beds and greenhouse, side access to rear lane and front, doors to..

Garage

20'0" x 16'9"
Large versatile tidy garage/workshop with workbenches, power and light, up and over door to well kept rear lane with vehicle access

Cellar

Crawling space with light for storage beneath the house



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.









