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99 Somerset Road, Somerset Road, Bristol, BS4 2HX

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Guide Price £550,000

Situated on Somerset Road in Bristol, this charming terraced house offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The property also has two reception rooms, including one that is currently utilised as a bedroom with the added luxury of a private balcony,

On the basement level, the open plan kitchen diner is a standout feature, creating a warm and welcoming atmosphere for family meals and gatherings. Spread across three floors, this home offers a thoughtful layout that maximises both space and functionality.

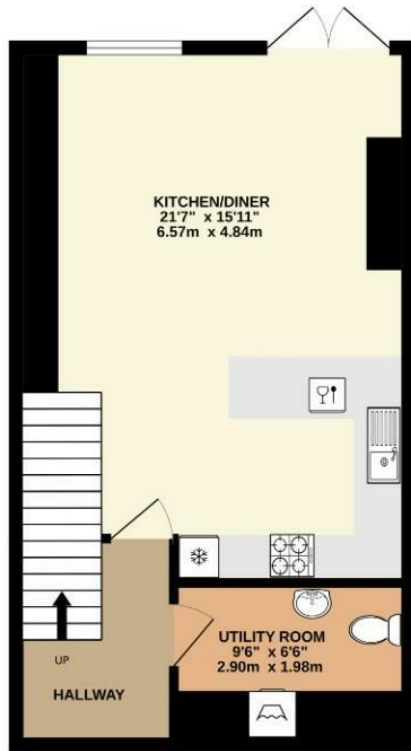
Convenience is key, with a well-appointed w/c that includes a utility area. The large garden is a true gem, offering a private outdoor retreat for gardening enthusiasts or a safe play area for children.

Located in a desirable area of Bristol, this property is well-connected to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a thriving community. The property is just 0.4 miles walking distance from Arnos Court Park, so there is plenty of outdoor space to explore.

This house on Somerset Road is not just a place to live; it is a home where memories can be made. Don't miss the opportunity to make this wonderful property your own and call us today to arrange your internal viewing: 0117 972 3948 or knowle.bristol@hunters.com

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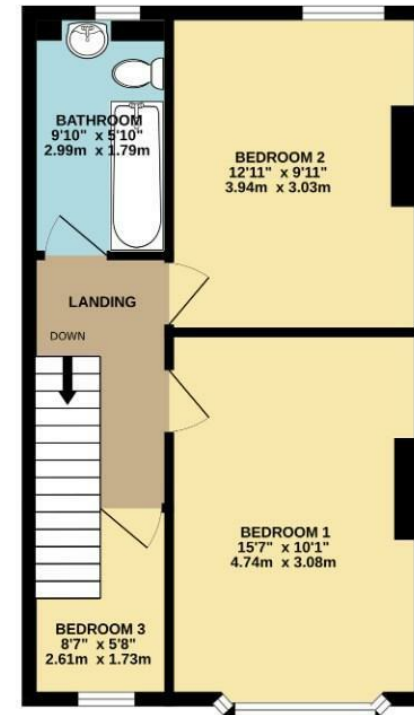
BASEMENT



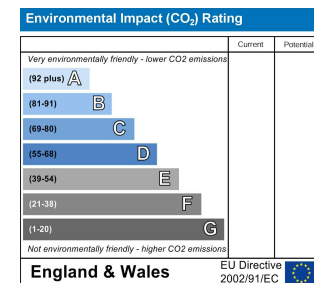
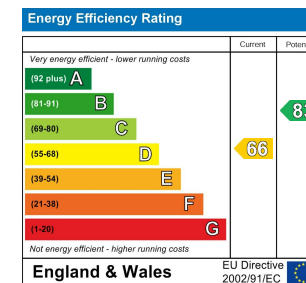
GROUND FLOOR



1ST FLOOR



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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Entrance Hall

Entrance door to front elevation, Cupboard housing electric, Stairs to first floor, Doors to rooms, Stairs to basement, Radiator, Floorboards.

Reception Room

Double glazed windows to front elevation, Chimney breast, Radiator, Floorboards.

Reception Room Two

Double glazed window to rear elevation, Double glazed door to balcony, Cupboard housing combi boiler, Radiator, Floorboards.

Balcony

Double glazed door from reception room two, opens to balcony. Decking, stairs down to garden.

Hallway

Doors to rooms, Radiator, Floorboards.

Utility / WC

Low level W/C, Wash hand basin, Storage cupboards, Plumbing for washing machine, Radiator, Laminate floor.

Kitchen/Diner

Double glazed window to rear elevation, Double glazed double doors to rear elevation, Range of base units with work surfaces above, Integrated fridge freezer, Integrated dishwasher, Sink drainer, Integrated oven with gas hob and extractor fan above, Chimney breast, Radiator, Partial laminate flooring, Floorboards.

Landing

Doors to rooms, Floorboards.

Bedroom One

Double glazed windows to front elevation, Chimney breast, Radiator, Floorboards.

Bedroom Two

Double glazed window to rear elevation, Chimney breast, Radiator, Carpet.

Bedroom Three

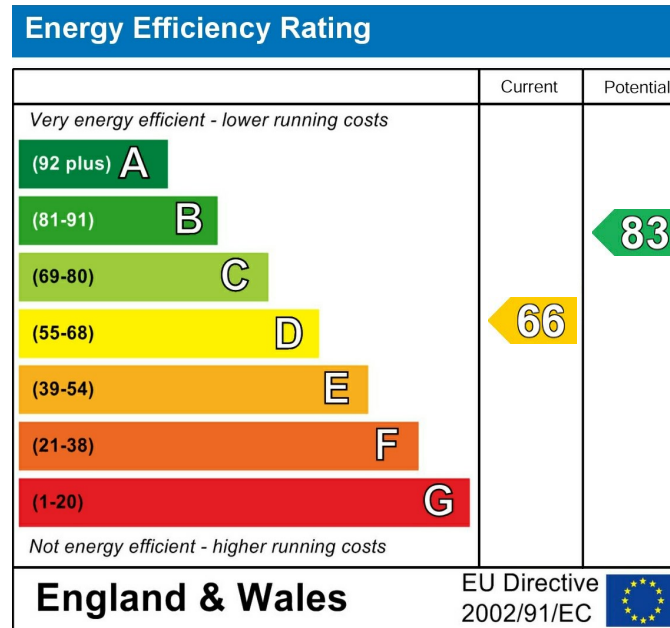
Double glazed window to front elevation, Radiator, Floorboards.

Bathroom

Double glazed window to rear elevation, Panelled bath with shower over, Low level W/C, Wash hand basin, Radiator, Vinyl floor.

Rear Garden

Enclosed via fencing, Patio area, Laid to lawn, Pathway with steps leading to rear, Flower borders with bushes and shrubs.



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.

