



**Durville Road, Bristol**  
, BS13 7PS

**£365,000**



# Durville Road, Bristol

## DESCRIPTION

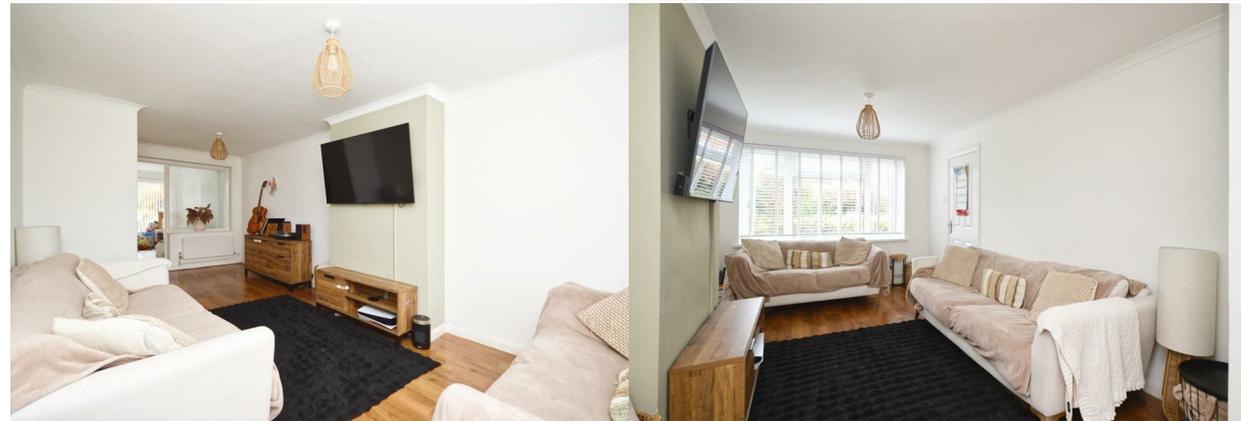
Presented to the market is this extended well-maintained three-bedroom semi-detached home, situated in a sought-after location with excellent access to public transport links, reputable nearby schools, and a wealth of local amenities ideal for families.

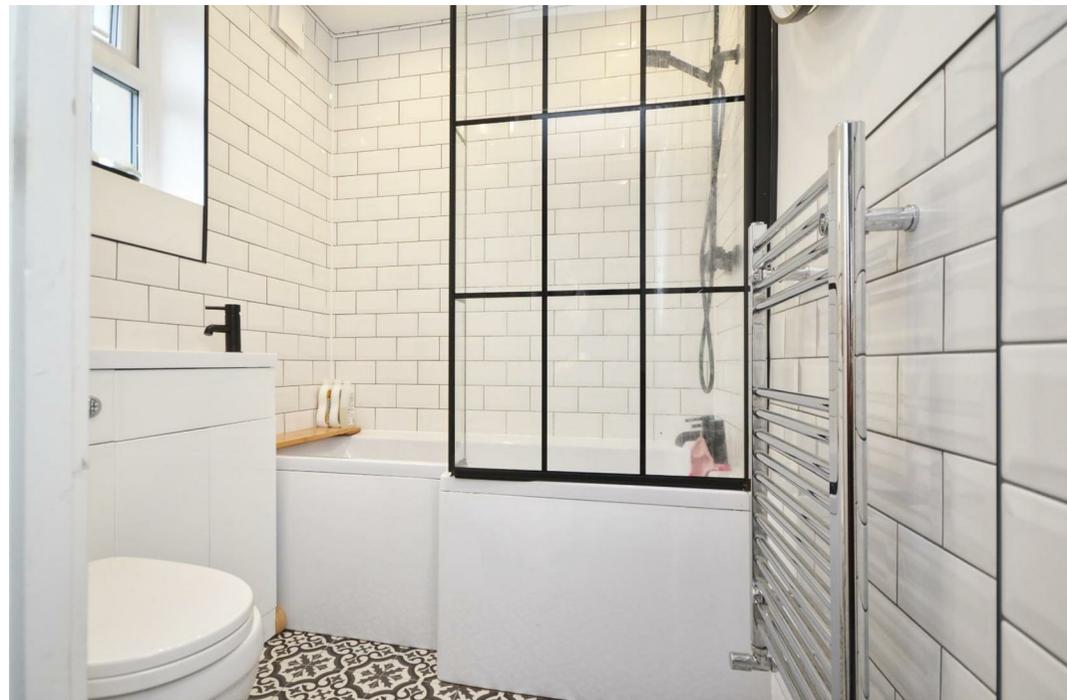
Upon entering the property, you are greeted by a light and airy lounge, perfect for relaxing or entertaining guests. Adjacent is a designated dining room, benefitting from patio doors that open seamlessly to the private enclosed garden, bringing in natural light and creating an ideal space for indoor-outdoor dining. The kitchen features convenient door access directly to the garden, allowing for easy alfresco dining or a smooth flow when hosting gatherings in the warmer months.

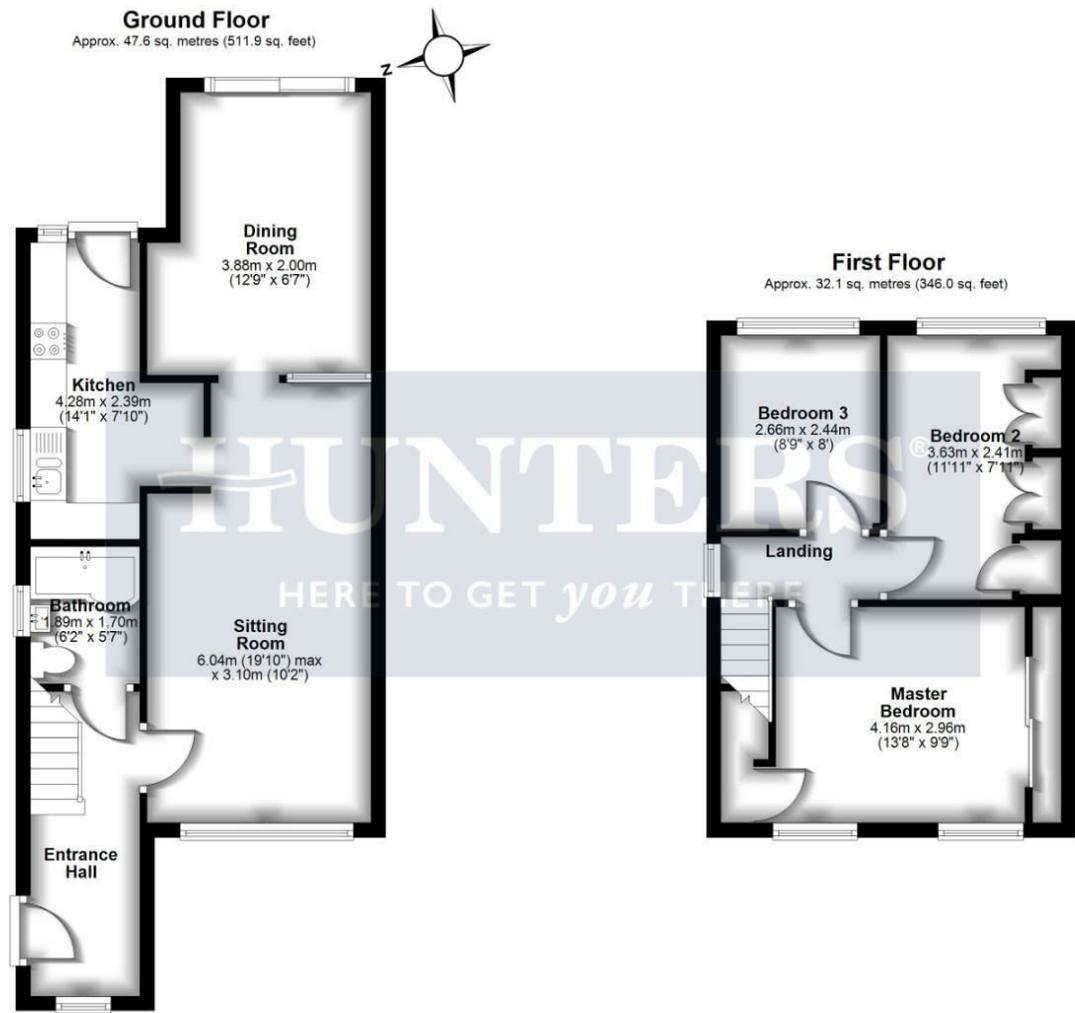
Upstairs, the accommodation comprises two spacious double bedrooms and a comfortable single bedroom, offering flexible family living arrangements or ample room for working from home. The property also provides a ground floor bathroom for added convenience.

Additional standout features include off street parking and a garage, ensuring hassle-free parking and useful storage solutions. The well-maintained private garden provides a safe and tranquil outdoor space, perfect for children or keen gardeners.

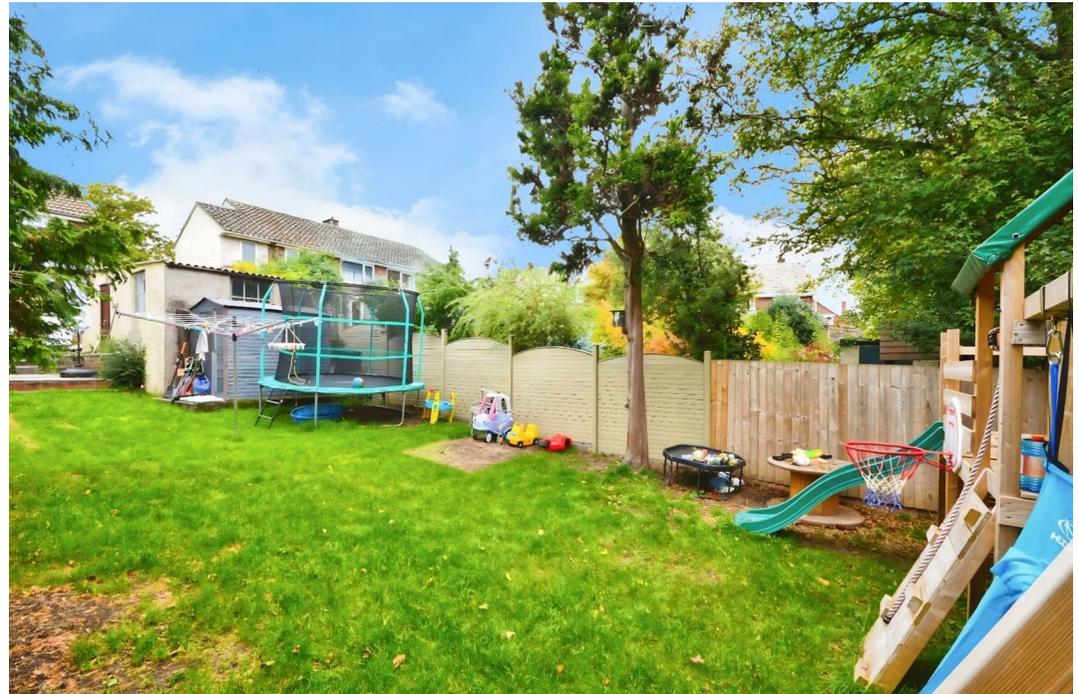
We highly recommend an early viewing to fully appreciate all this property has to offer!

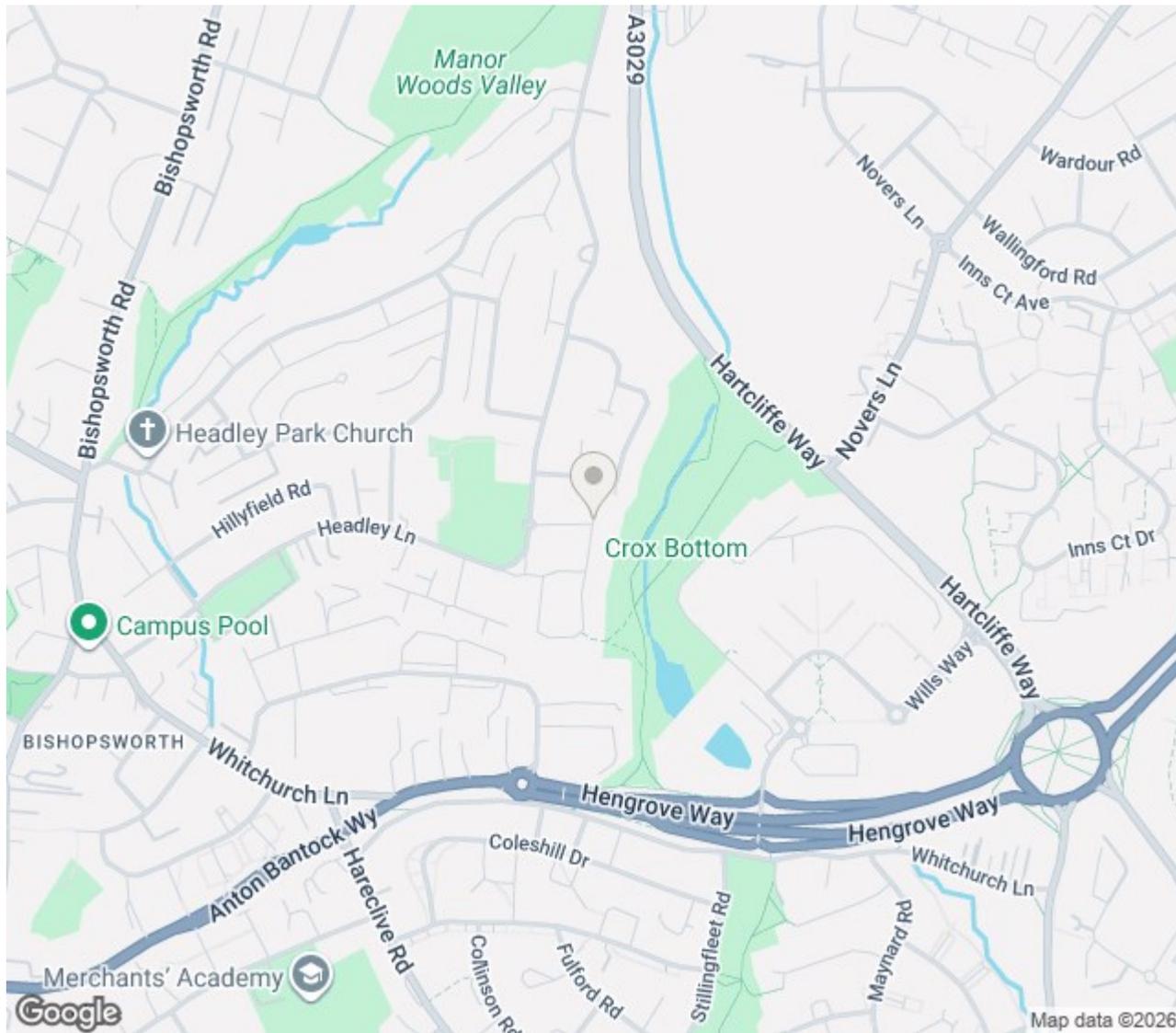






Total area: approx. 79.7 sq. metres (857.9 sq. feet)





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	

### 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.

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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.