



**Brookdale Road, Bristol**

, BS13 7QA

**£340,000**



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**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

# Brookdale Road, Bristol

## DESCRIPTION

Offered for sale with no onward chain is this well-maintained end of terrace house, ideally situated in a highly sought-after location with excellent access to public transport links, reputable schools, local amenities, and nearby parks. This inviting property presents an excellent opportunity for first time buyers and families seeking a comfortable and practical home.

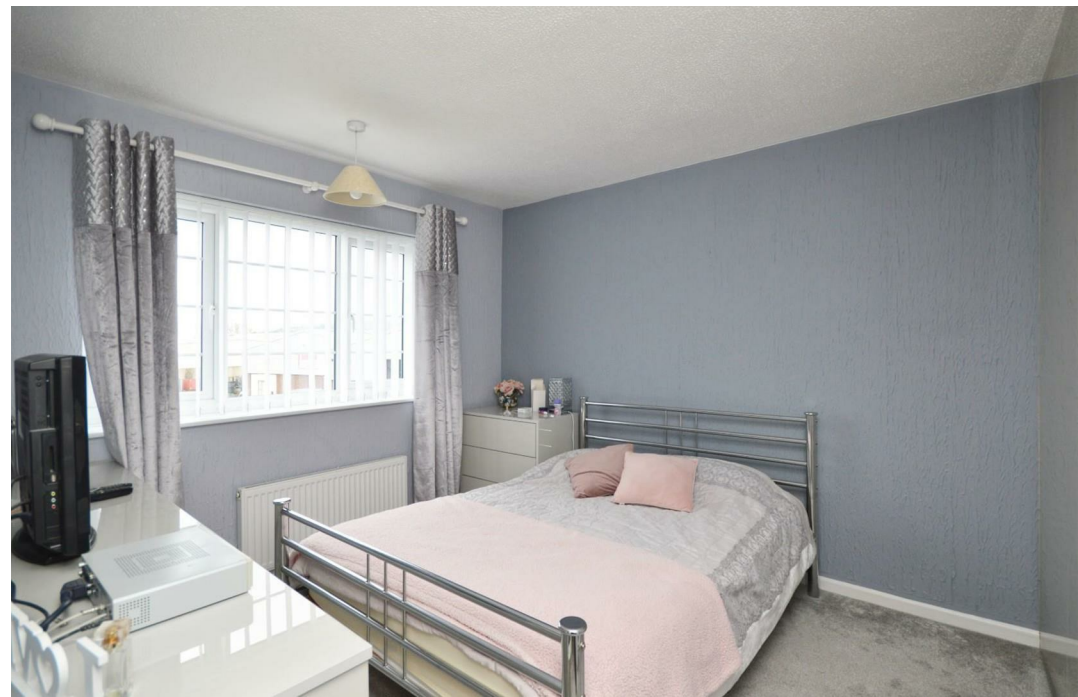
Upon entering through the porch, you are welcomed into a spacious entrance hallway providing easy access to the kitchen and lounge. The kitchen, located at the front of the property, is filled with natural light and caters conveniently to everyday use. Moving through, the light and airy lounge at the rear of the property creates a warm communal space, boasting patio doors that open directly onto the enclosed rear garden—perfect for family gatherings and outdoor relaxation.

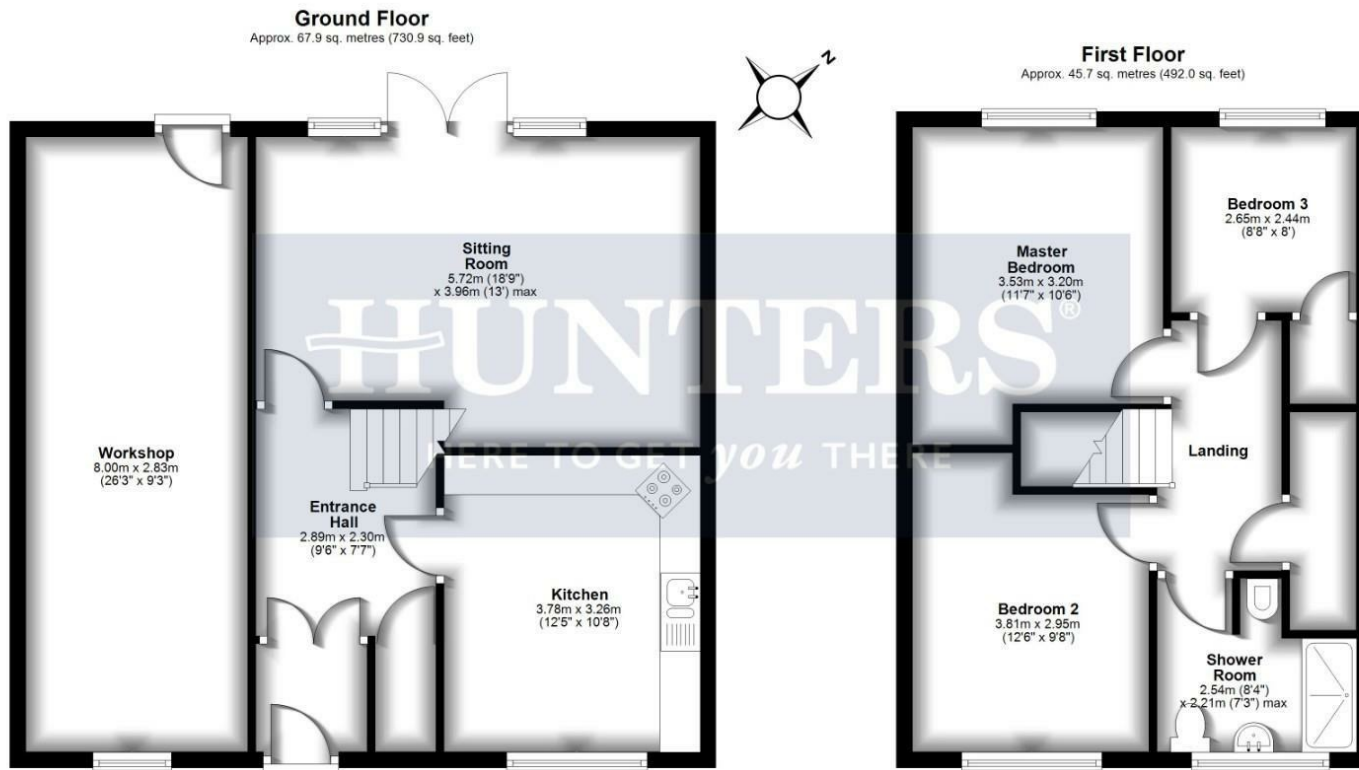
Upstairs, the residence comprises three bedrooms: two generously sized doubles and a well-proportioned single, all thoughtfully arranged to accommodate the needs of a growing family. The family bathroom serves this level.

A unique highlight to this property is the large workshop, offering versatile space for hobbies, storage, or creative pursuits. Additional benefits include a garage in a block, providing valuable off-road parking and further storage options.

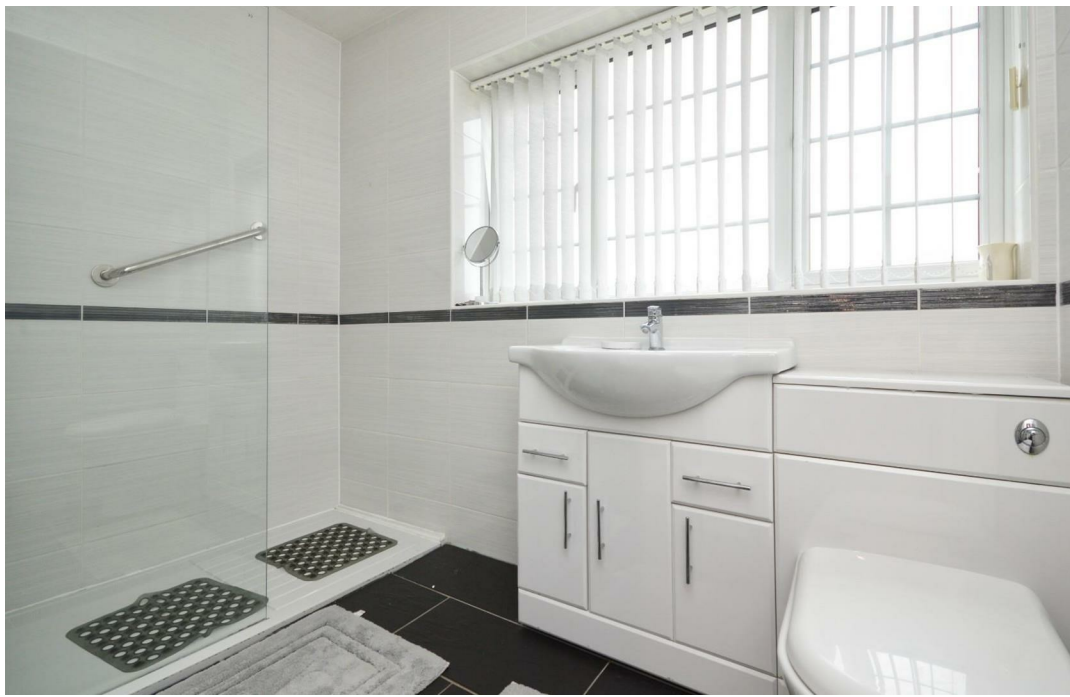
Early viewing is highly recommended to appreciate all that this delightful home has to offer.

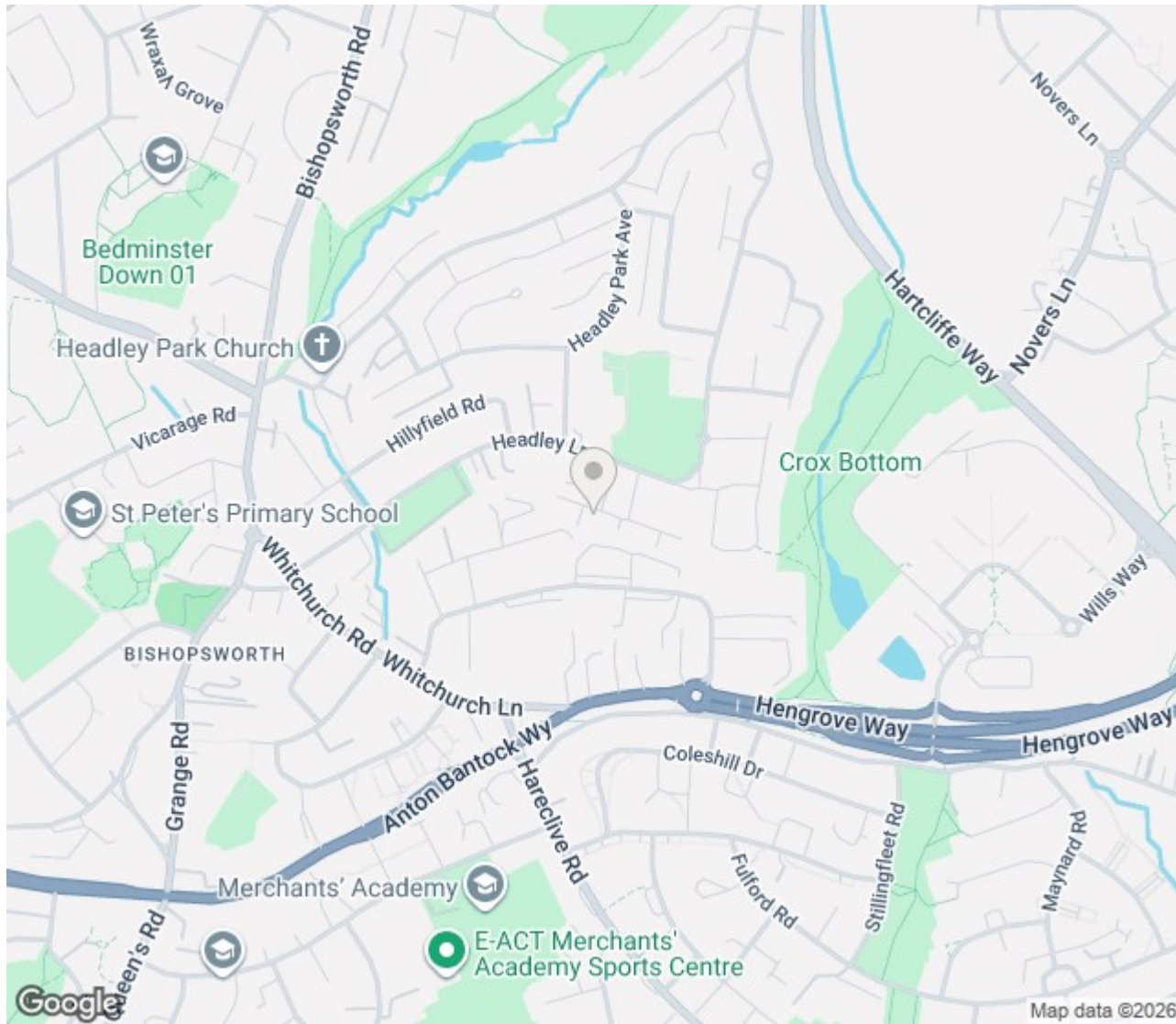






Total area: approx. 113.6 sq. metres (1222.9 sq. feet)





## 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>81</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</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 2002/91/EC	

### 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.

**25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441 | [bishopsworth@hunters.com](mailto:bishopsworth@hunters.com)**





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.