



86 Dutton Road, Bristol, BS14 8BS

£250,000

A neatly presented two-bedroom end of terrace house in the BS14 area of Bristol, offered with no onward chain. Neutrally decorated throughout, the property offers two double bedrooms, a sitting / dining room, modern kitchen / breakfast room and modern bathroom. A driveway to the front provides convenient off-street parking, while further benefits include double glazing, gas central heating, an EPC rating of D and Council Tax Band B.

The property is ideally positioned for access to local woods and a nearby nature reserve, providing pleasant walking routes and green open spaces. Parks and recreational areas around Stockwood and Brislington are also within easy reach.

A range of local amenities can be found nearby, including shops, supermarkets, cafés and everyday services in Brislington and Whitchurch. There are also a selection of primary and secondary schools within the surrounding BS14 and BS4 areas.

Entrance Hall



Bedroom One

15'8" x 10'5" (4.79 x 3.19)



Sitting / Dining Room

15'9" x 6'6" (4.81 x 2.00)



Bedroom Two

10'11" x 7'3" (3.33 x 2.21)



Kitchen / Breakfast

15'8" x 10'4" (4.78 x 3.16)



Bathroom

6'2" x 5'6" (1.90 x 1.68)



First Floor Landing

Outside



Agent Note

Please note the construction of this property is a Laing Easi Form. Your mortgage lender will need to be informed of this. If you have any queries regarding this please do ask one of our agents.

Floor Plan

