Hulse Road Bristol BS4 5AL

£425,000

marktempler

RESIDENTIAL SALES









Property Type
House - Semi-Detached

How Big
1219.00 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
1

Warmth
Gas Central Heating

Parking
On Street Parking

Outside
Front and Rear

EPC Rating
D

Council Tax Band
C

Construction
Standard

Tenure
Freehold

This charming 1930s home has been thoughtfully enhanced and modernised by the current owners, creating generous, extended accommodation ideally suited to modern family life. Set within a peaceful residential pocket of Brislington West, the property combines characterful features with well-planned living spaces and a lovely connection to the garden.

A welcoming porch opens into the entrance hall, where a bespoke oak and glazed staircase creates an attractive first impression. The bay-fronted sitting room provides a cosy retreat, while a circular archway leads through to the dining room, where double doors open onto the garden. The kitchen has been designed with both practicality and sociability in mind, featuring shaker-style units, a breakfast bar, space for the usual appliances and views across the garden.

Upstairs, the landing leads to three well-proportioned bedrooms and a four-piece family bathroom. The principal bedroom benefits from a wall of built-in wardrobes, providing useful storage without compromising on space.

Outside, the gardens to the front and rear have been carefully maintained, with established planting, generous lawn areas and several seating spots offering inviting places to relax, entertain and enjoy the summer sunshine.

Hulse Road enjoys a particularly appealing position, balancing a peaceful neighbourhood setting with convenient access to Bristol's amenities. Sandy Park Road is within easy reach, offering a popular selection of independent cafés, bakeries and boutiques, while nearby Victory Park and Nightingale Valley provide welcome green space for walks and outdoor recreation. Bristol City Centre is approximately 3 km away, with the A4 Bath Road and Bristol Temple Meads providing convenient connections for commuters.

Combining 1930s charm, thoughtfully updated interiors and attractive gardens, this is a welcoming family home in a well-connected Bristol location, offering an appealing balance of everyday comfort and city convenience.

















“A characterful family home combining generous living spaces, established gardens and a peaceful setting close to Bristol’s vibrant amenities.”





HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there’s no obligation to use these services.







Material Information

UTILITIES
Mains electric, gas, water and drainage.

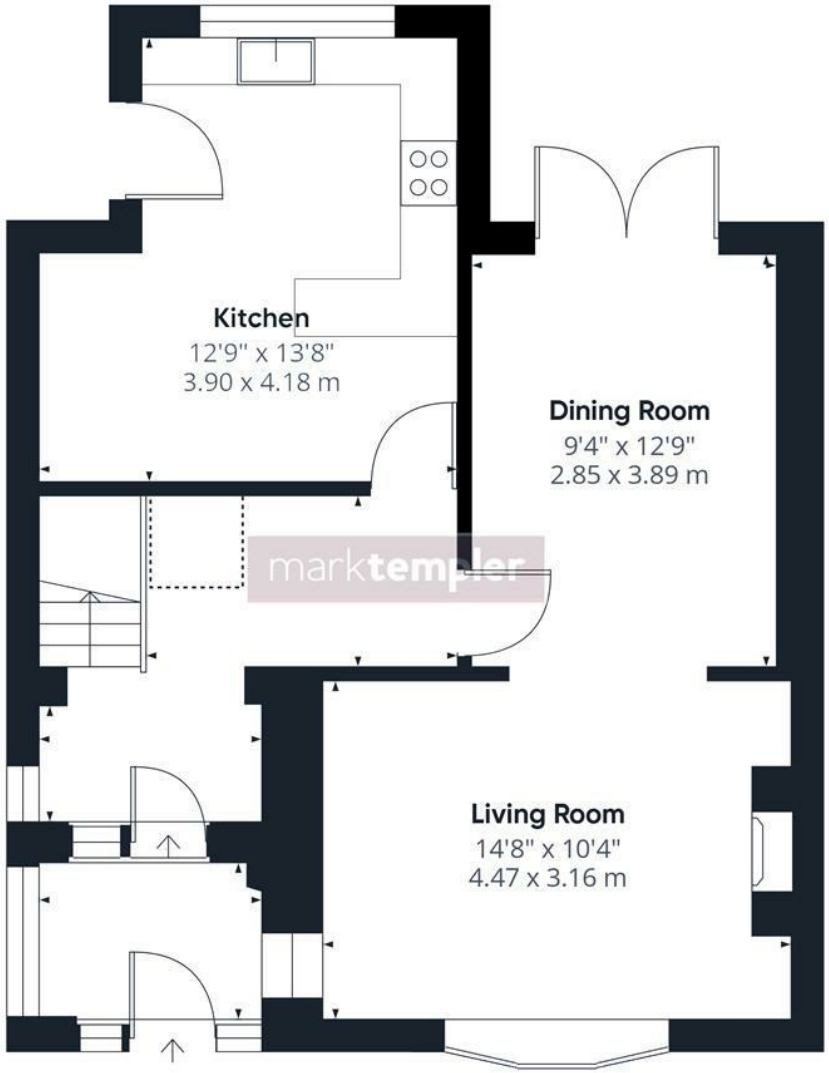
BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.
Mobile coverage is good outdoor and in-home. Subject to your network.

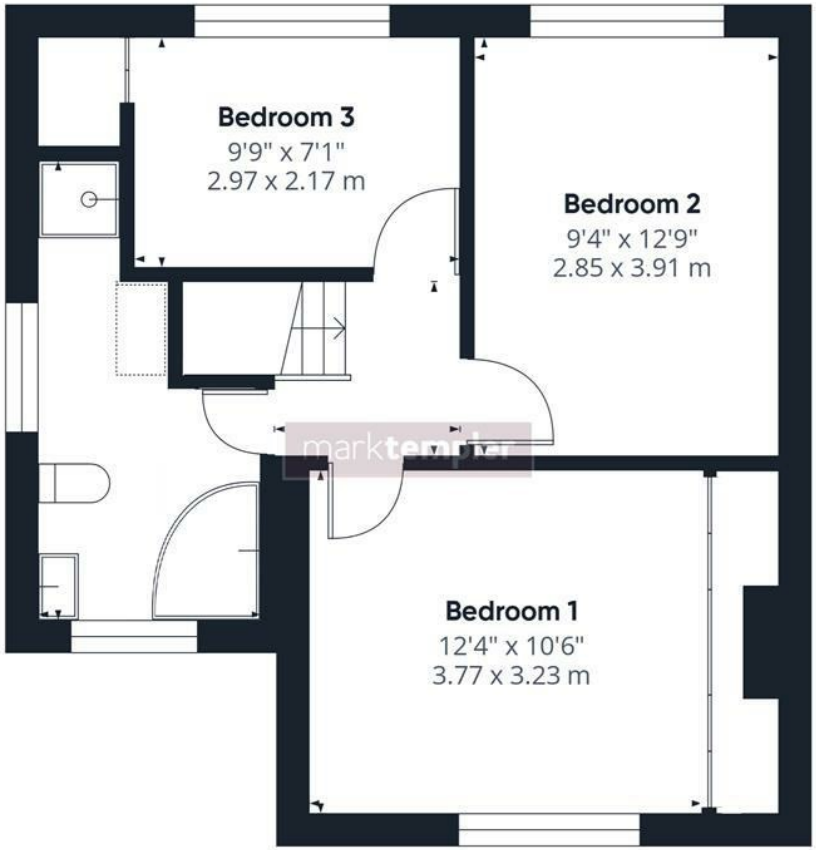
This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

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