



## 22 Dakota Drive, Bristol, BS14 0TD

**£315,000**

For sale: a two bedroom bungalow in Bristol, offering single-storey accommodation in good condition with practical outside space and parking.

The layout comprises one reception room, a kitchen, two bedrooms and a bathroom, providing a straightforward and manageable arrangement on one level. The property is gas centrally heated and double glazed.

To the front, there is off street parking leading to a garage, giving useful storage or covered parking. At the rear, the westerly facing garden benefits from afternoon and evening sun, providing an outdoor area for seating or planting.

Situated in Bristol, the bungalow is within reach of local shops, services and everyday amenities in south Bristol. Hengrove Park and nearby open spaces offer opportunities for walking, sports and leisure, while Bristol's central shopping areas, harbourside and leisure facilities are accessible by road.

## Porch

### Sitting Room

17'9" x 11'10" (5.42 x 3.62)



### Kitchen

10'0" x 7'6" (3.05 x 2.29)



### Bedroom One

13'11" x 10'6" (4.26 x 3.21)



### Bedroom Two

10'11" x 8'11" (3.33 x 2.72)



### Bathroom



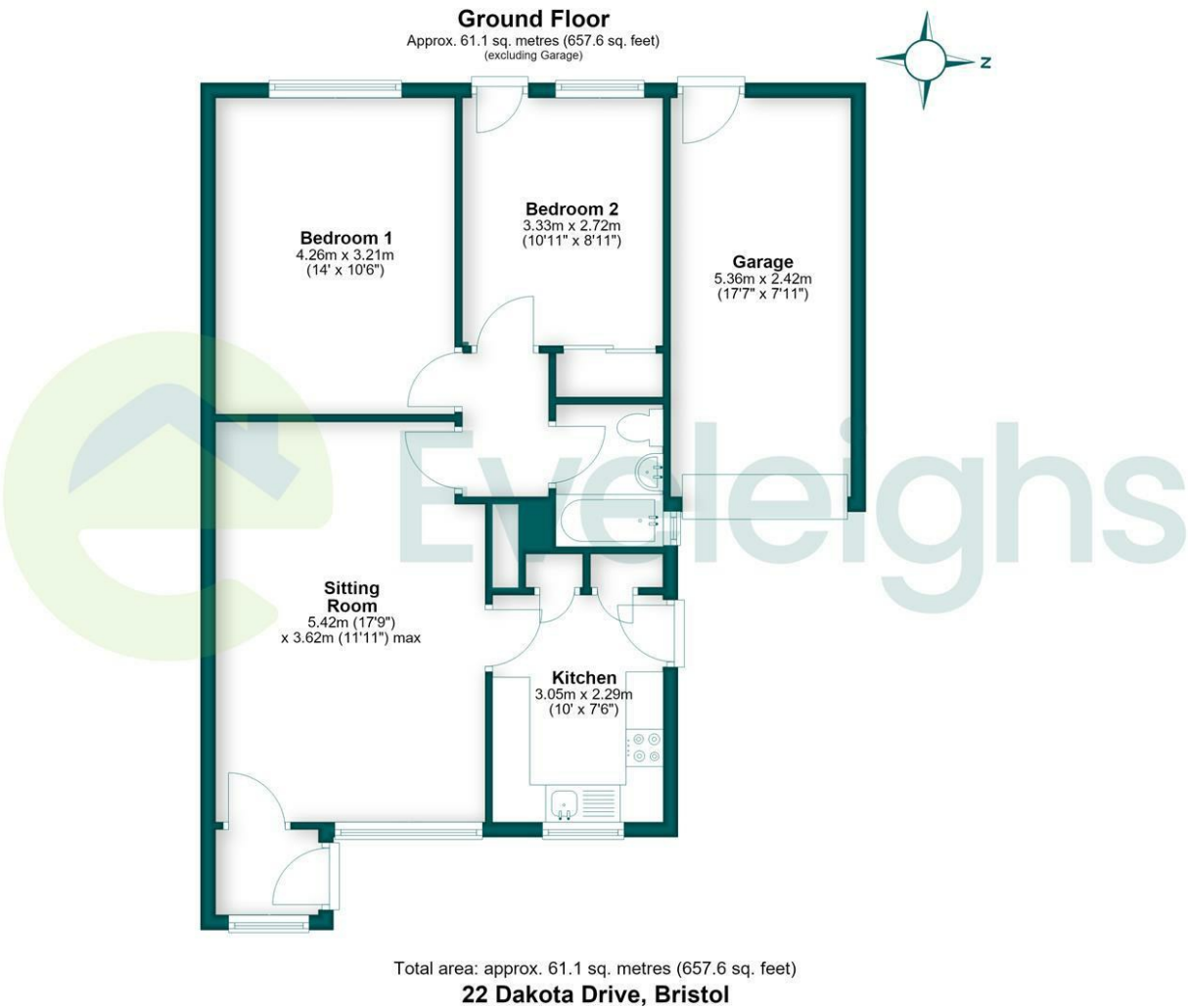
### Garage

17'7" x 7'11" (5.36 x 2.42)

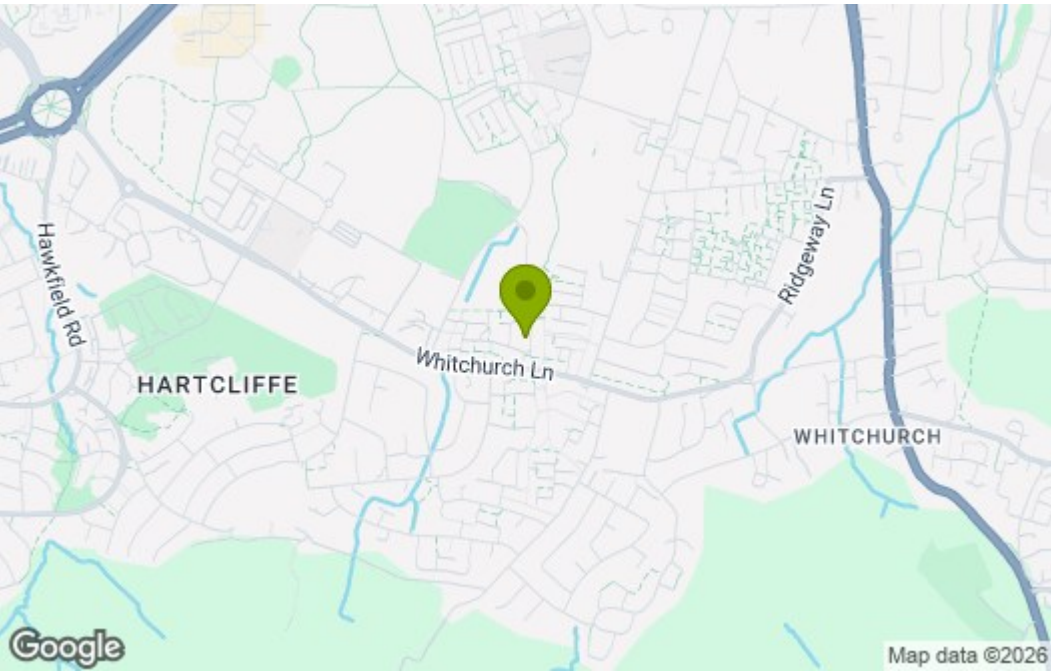
### Outside



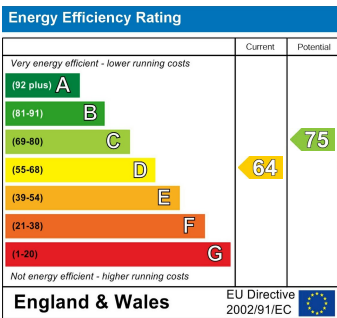
Floor Plan



Area Map



Energy Efficiency Graph



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