



## 4 Fontmell Court, Bristol, BS14 8BA

**£250,000**

This two-bedroom bungalow is offered for sale in Bristol and requires modernisation, providing an opportunity for buyers to refurbish to their own specification. The property includes an open-plan kitchen / sitting / dining space, and a large shower room with useful utility space. Both bedrooms are double in size, and there is a walk-in store room currently housing the boiler, which could be reconfigured as a walk-in wardrobe or additional storage. The bungalow has an EPC rating of D and falls within Council Tax Band B.

Externally, the property benefits from a wrap-around garden with a stream to the rear, creating a pleasant outlook. A communal car park serves the development, offering convenient off-road parking.

Located in the BS14 area of south Bristol, the property is within reach of local green spaces such as local woods and nature reserve, providing walking routes and outdoor recreation. The Hengrove and Whitchurch areas offer a range of everyday amenities including supermarkets, local shops, cafés and leisure facilities.



## Entrance Hall

### Open Plan Sitting / Dining

16'0" x 15'3" (4.90 x 4.67)



## Bedroom Two

11'5" x 9'7" (3.49 x 2.93)

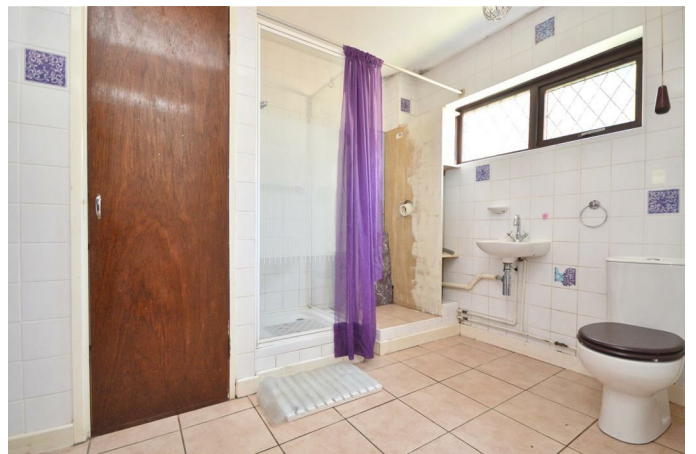


## Kitchen Area



## Shower Room / Utility

10'0" x 8'2" (3.07 x 2.50)



## Bedroom One

13'11" x 11'7" (4.25 x 3.55)



## Store Room / Walk in Wardrobe

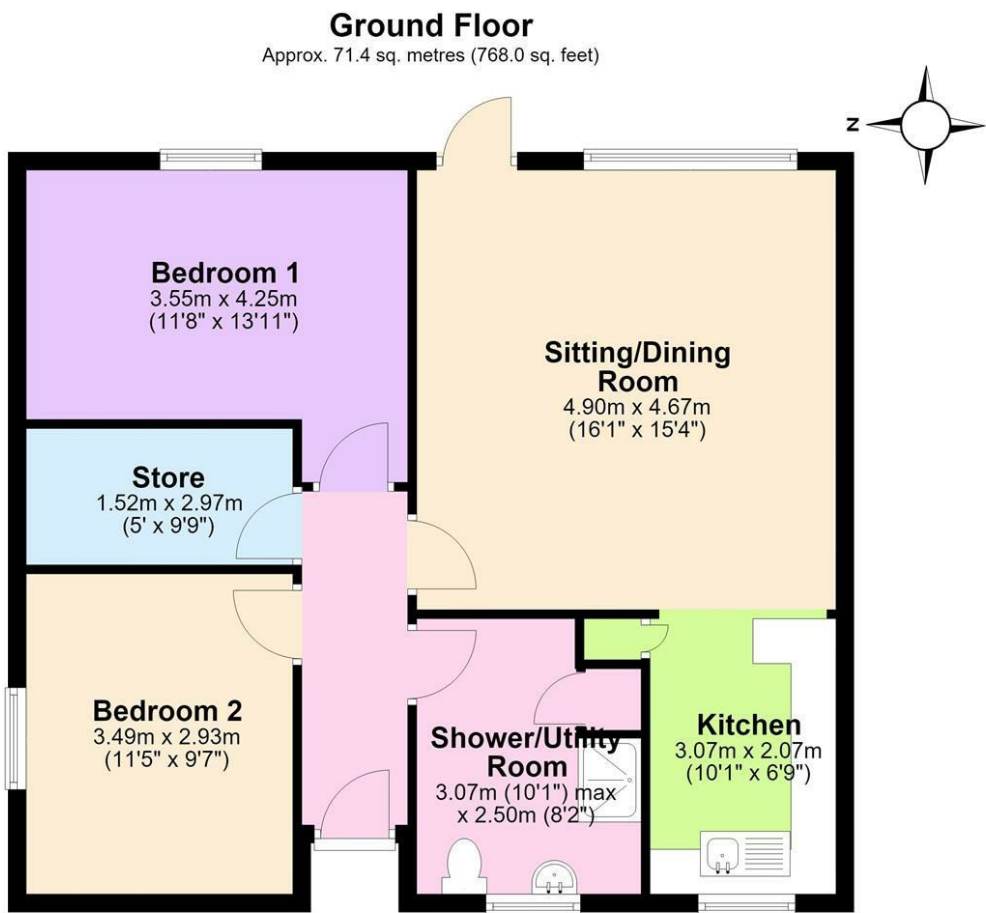
9'8" x 4'11" (2.97 x 1.52)



## Outside

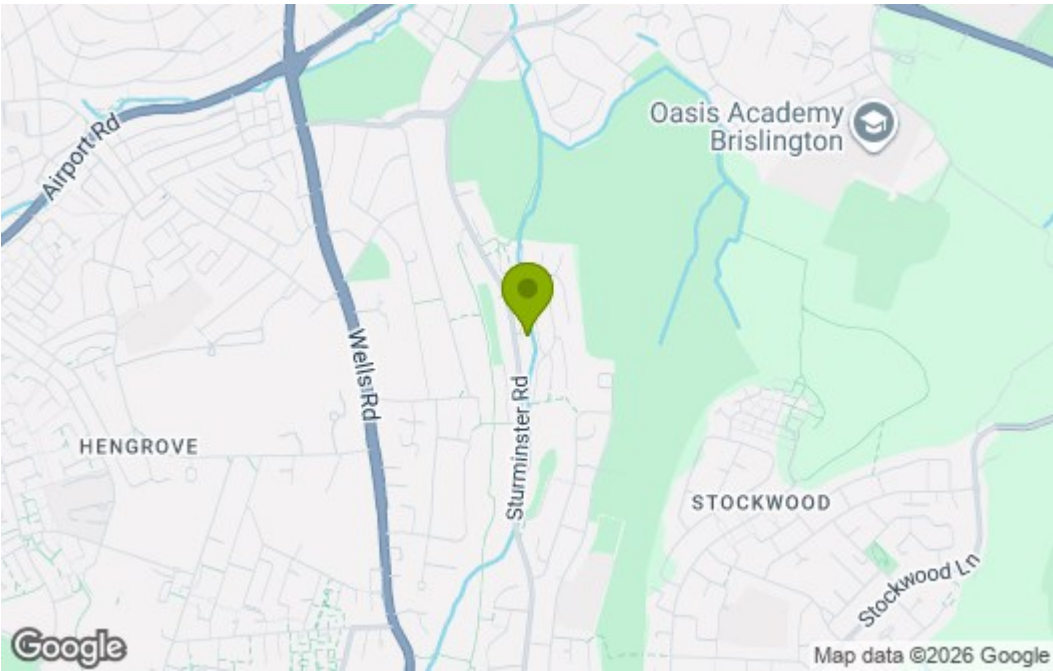


Floor Plan

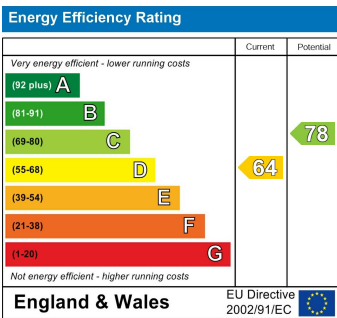


Total area: approx. 71.4 sq. metres (768.0 sq. feet)  
**4 Fontmell Court, Bristol**

Area Map



Energy Efficiency Graph



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