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9 Dowling Road, Bristol, BS13 0HA

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£270,000

Presenting this delightful terraced property for sale, boasting excellent public transport links, proximity to local schools, and a host of local amenities. The property is in good condition and presents a fantastic opportunity for first-time buyers and investors alike.

The residence comprises a light and airy lounge, offering a welcoming space for relaxation and leisure. The property also features a modern kitchen/diner which provides direct access to the garden, perfect for alfresco dining and entertaining.

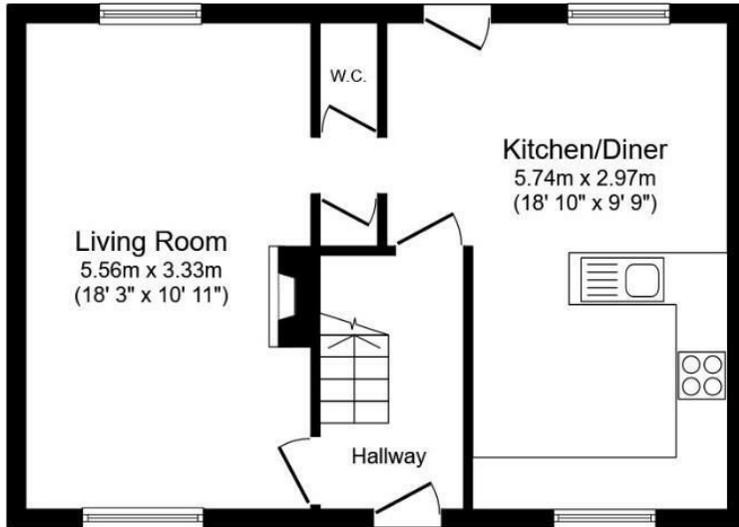
Additionally, this terraced house boasts three well-sized bedrooms. The first and second bedrooms are double rooms, with the first featuring two handy storage cupboards. The third bedroom is a good-sized single room, complete with a storage cupboard, providing ample space for storage.

The property is serviced by a modern shower room with a separate W/C, ensuring all your needs are catered for. A separate w/c is also conveniently located downstairs.

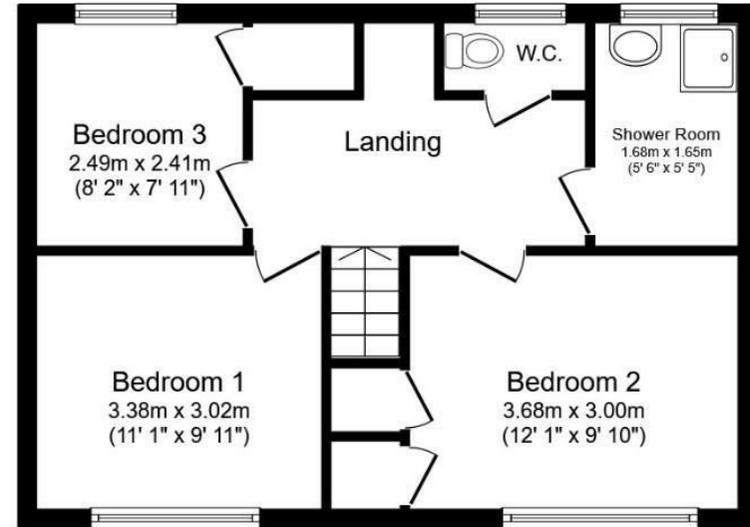
One of the unique features of the property includes parking to the front and the property benefits from an enclosed rear garden, perfect for those who enjoy the outdoors or those with children.

In summary, this three-bedroom terraced house in good condition offers an excellent purchase opportunity for either first-time buyers or investors. It's prime location near schools, local amenities, and transport links, coupled with its modern interiors and unique features, make it an opportunity not to be missed.

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**Ground Floor**  
Floor area 46.0 sq.m. (495 sq.ft.)



**First Floor**  
Floor area 46.0 sq.m. (495 sq.ft.)

**Total floor area: 91.9 sq.m. (989 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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. 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.





