



**Lower Fallow Close, Bristol**  
, BS14 0DH

**£310,000**





# Lower Fallow Close, Bristol

## DESCRIPTION

Presenting this three-bedroom semi-detached house, perfectly positioned on a generous corner plot and offered for sale with no onward chain. While the property requires modernisation, it represents an excellent opportunity for first-time buyers, investors, or families seeking to create their ideal home.

Upon entering through the entrance porch, you are welcomed into a spacious entrance hallway, which provides access to a convenient downstairs W/C and leads through to a kitchen/diner. This practical kitchen/diner benefits from direct access to a utility room and opens into a light and airy lounge, offering an ideal space to entertain or relax. The lounge further extends to a conservatory, illuminating the space with natural light and offering views over the rear garden.

Upstairs, the accommodation features two well-proportioned double bedrooms and a single bedroom, making the layout well-suited for both families and professionals. A family bathroom is located on the first floor to complete this layout.

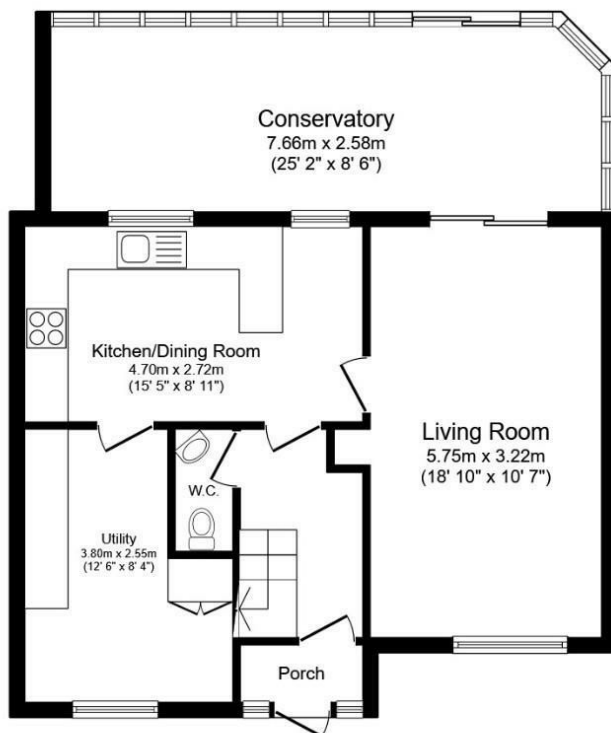
Externally, the property boasts notable features for modern living, including off-street parking via a driveway, a garage adjacent to the house, and a private rear garden—ideal for outdoor enjoyment. The prime location ensures exceptional access to public transport links, local schools, and a wide range of amenities.

With its outstanding potential and prime positioning, this property invites a purchaser to transform it into a cherished family residence. Early viewing is strongly recommended to appreciate the scope and convenience this home offers.

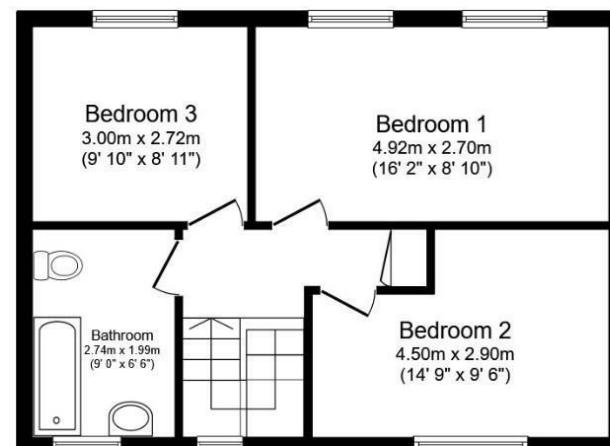








**Ground Floor**  
Floor area 71.2 sq.m. (766 sq.ft.)



**First Floor**  
Floor area 45.9 sq.m. (494 sq.ft.)

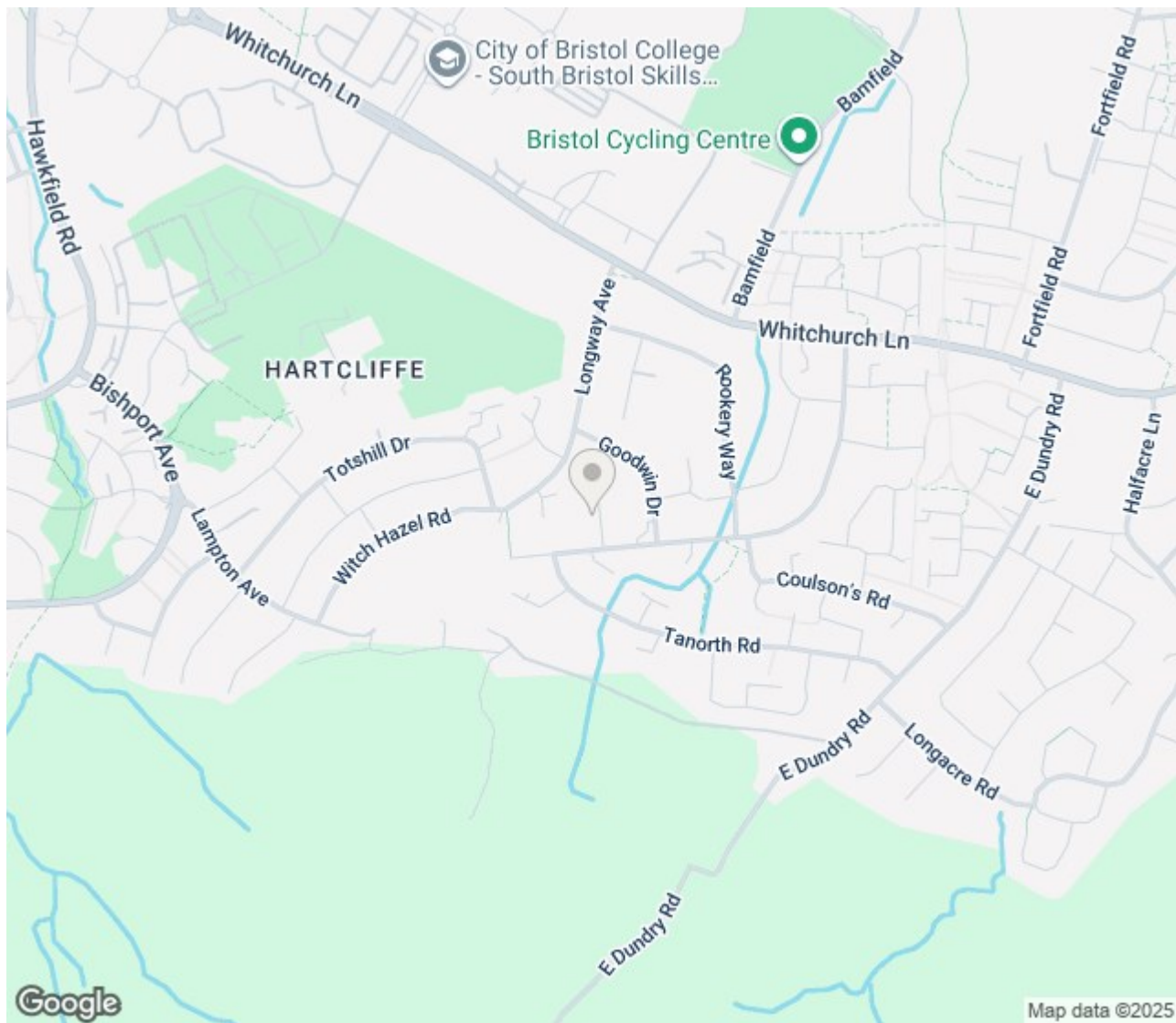
**Total floor area: 117.1 sq.m. (1,260 sq.ft.)**

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 PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

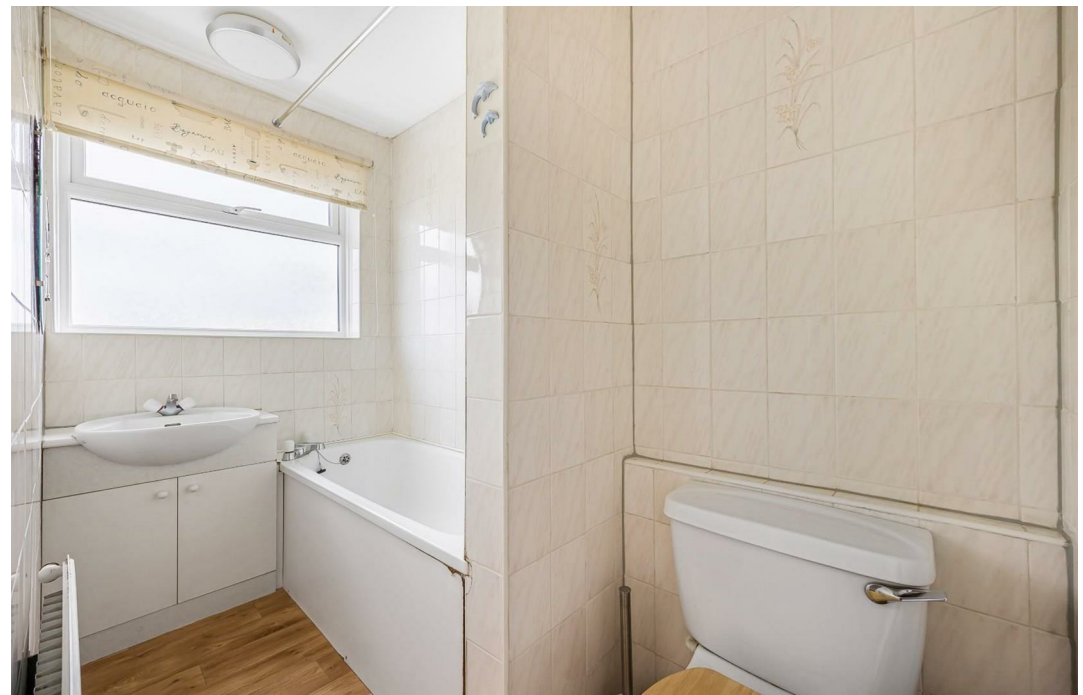
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If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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