



**Derricke Road, Bristol**  
, BS14 8NW

**£290,000**



# Derricke Road, Bristol

## DESCRIPTION

This beautifully presented two-bedroom terraced house is offered for sale in a convenient residential area of Bristol, well placed for local amenities, schools and transport links.

The ground floor features a light and airy lounge arranged in an open-plan layout, flowing through to a modern kitchen/diner. The kitchen benefits from good natural light and provides open-plan space with direct access to a garden room, creating a flexible area for dining or additional seating.

The garden room enjoys patio doors opening onto an enclosed rear garden, offering a secure and practical outdoor space. A modern bathroom serves the property, and both bedrooms are doubles, with the second bedroom benefiting from built-in wardrobes.

Externally, the property also includes a garage, providing additional storage.

The property is well located for nearby schools and local amenities, with everyday shopping and services available within easy reach in the surrounding Bristol neighbourhoods. Hengrove Leisure Park and local green spaces, such as nearby parks and play areas, offer further recreational options.

Public transport links are readily accessible, with regular bus services connecting to central Bristol and surrounding districts. Access to Bristol Temple Meads station, typically within around 15–20 minutes by car or via connecting bus routes, provides rail services towards Bath, Cardiff, London and the wider region.

This terraced house is particularly suitable for first-time buyers and families seeking an immaculate home with good local facilities and transport connections.

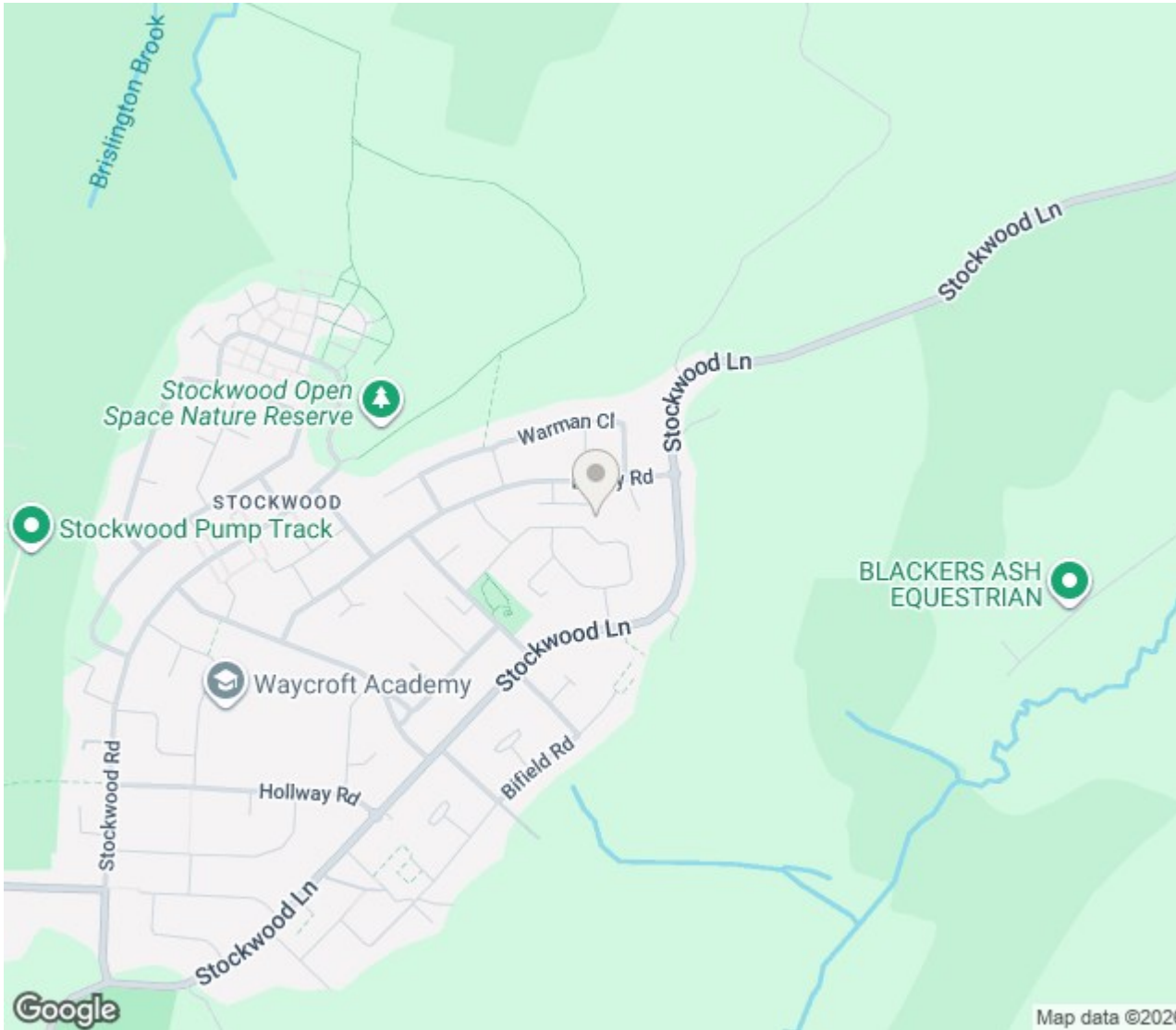






**Derricke Road, BS14**  
 Approximate Gross Internal Area (excluding garage) 77.3 sq m / 832 sq ft  
 Total Area 89.3 sq m / 961 sq ft





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**







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