

Connells

Dunford Road
Bristol

Dunford Road
Bristol BS3 4PW

for sale guide price
£350,000







Property Description

Sitting proudly at the end of the terrace on one of Lower Bedminster's most loved streets, this home has that rare quality buyers always hope to find. It feels welcoming the moment you arrive, full of character, full of space and full of potential for someone ready to make it their own.

Step inside and the hallway leads you through to a ground floor that unfolds with surprising generosity. The reception room offers a calm, versatile space that works just as well for lively evenings as it does for slow Sunday mornings. The dining room sits alongside it, ready for gatherings, work, hobbies or whatever rhythm life brings. The kitchen looks out over the garden, giving the whole floor a sense of connection and possibility.

Upstairs, the first floor offers a bay fronted main bedroom with excellent storage and a lovely sense of light. The second bedroom leads into an adjoining room that can be opened up or kept separate depending on how you want the space to feel. The bathroom sits off the landing, waiting for someone with vision to elevate it into something special.

Climb again and the house reveals its best surprise. The loft conversion is bright, airy and genuinely impressive, with a spacious landing that feels almost like an additional living area. A shower room and a further bedroom complete this upper level, creating a retreat that feels tucked away from the rest of the home.

The rear garden is enclosed, peaceful and full of potential.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any

services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Living Room

16' 2" x 9' 9" (4.93m x 2.97m)

A bright and welcoming living room with a calm, modern feel. The light wood flooring, soft neutral palette and feature fireplace create an easy, comfortable space for everyday living. The large window draws in natural light and the room connects smoothly to the rest of the ground floor, giving it a relaxed, open flow.

Dining Room

15' 2" x 13' 1" (4.62m x 3.99m)

A generous dining room with plenty of space for hosting, working or family life. The room feels warm and inviting, with space for a large table and additional storage. It is a natural hub of the home and works beautifully as a social or multifunctional space.

Kitchen

11' 10" x 9' 7" (3.61m x 2.92m)

A practical galley style kitchen with good storage, worktop space and views over the garden. The layout is efficient and easy to use, with room for appliances and a clear opportunity for a future upgrade. A door leads directly outside, making the space ideal for every day convenience.

Bedroom One

15' 2" x 10' 11" (4.62m x 3.33m)

A spacious bay fronted main bedroom with excellent natural light and built-in storage. The room has a calm, settled feel and offers plenty of space for a large bed and additional furniture.

Bedroom Two

13' 7" x 8' 8" (4.14m x 2.64m)

A comfortable double bedroom with access to an adjoining room. The layout offers flexibility for a dressing room, study or private sitting area, or the two spaces can be used separately depending on preference.

Bedroom Four

11' 8" x 7' 9" (3.56m x 2.36m)

A bright additional bedroom that works well as a child's room, home office or hobby space. Its position on the first floor makes it a useful adaptable room.

Bathroom

A functional family bathroom with a full suite including bath and overhead shower. The room is ready for modernisation and offers a good footprint for a future upgrade.

Bedroom Three (Loft)

11' 11" x 10' 11" (3.63m x 3.33m)

A bright and airy loft room with a lovely sense of privacy. The skylight brings in excellent natural light and the room feels tucked away from the rest of the home, making it ideal as a guest room or peaceful retreat.

En-Suite Shower Room

A modern shower room serving the top floor, complete with corner shower, basin and WC. The skylight creates a fresh, uplifting atmosphere and makes the space feel larger.

Rear Garden

The garden offers a private, enclosed outdoor space with a mix of lawn and patio, ideal for easy everyday use. There is room for seating, space for play and a useful shed for storage. With its simple layout and good proportions, it is a practical garden that can be enjoyed as it is or reimagined to suit your own style.











Total floor area 122.1 m² (1,314 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

Connells

To view this property please contact Connells on

T 0117 966 4278
E southville@connells.co.uk

243 North Street Southville
BRISTOL BS3 1JN

EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/BMR312037

Tenure: Freehold

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.