



Fortfield Road, Bristol
BS14 9NU

Asking Price £310,000



Fortfield Road, Bristol

DESCRIPTION

Presenting a well-maintained semi-detached bungalow for sale, ideally located to take full advantage of excellent public transport links, reputable nearby schools, and a wealth of local amenities. This appealing property would make an ideal home for both first-time buyers and families seeking comfort, convenience, and practical living space.

The bungalow welcomes you with a single, spacious open-plan lounge and dining area, thoughtfully designed to create a bright and airy atmosphere. Large patio doors provide both an abundance of natural light and direct access to the delightful garden, making it perfect for relaxing or entertaining guests.

The kitchen is positioned to the rear of the property and offers convenient access to the garden, making outdoor dining and gardening simple and enjoyable. The kitchen layout supports both efficiency and ease of use, creating a practical hub for daily living.

Accommodation comprises two well-proportioned bedrooms: a generous double bedroom and a comfortable single bedroom, offering versatility for families or those seeking additional space for guests or a home office. The shower room is modern and completes this layout.

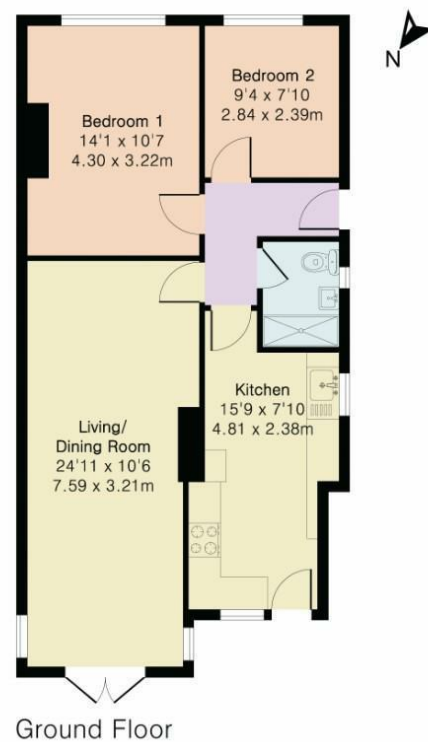
Externally, the bungalow benefits from off-street parking and an enclosed rear garden, providing valuable outdoor space for recreation or relaxation. The property's good condition means it is ready for immediate occupation, allowing buyers to settle in with minimal fuss.

- Semi Detached Bungalow
- Lounge/Diner
- Separate Kitchen
- Two Bedrooms
- Modern Shower Room
- Off Street Parking
- Enclosed Rear Garden
- Spacious Layout





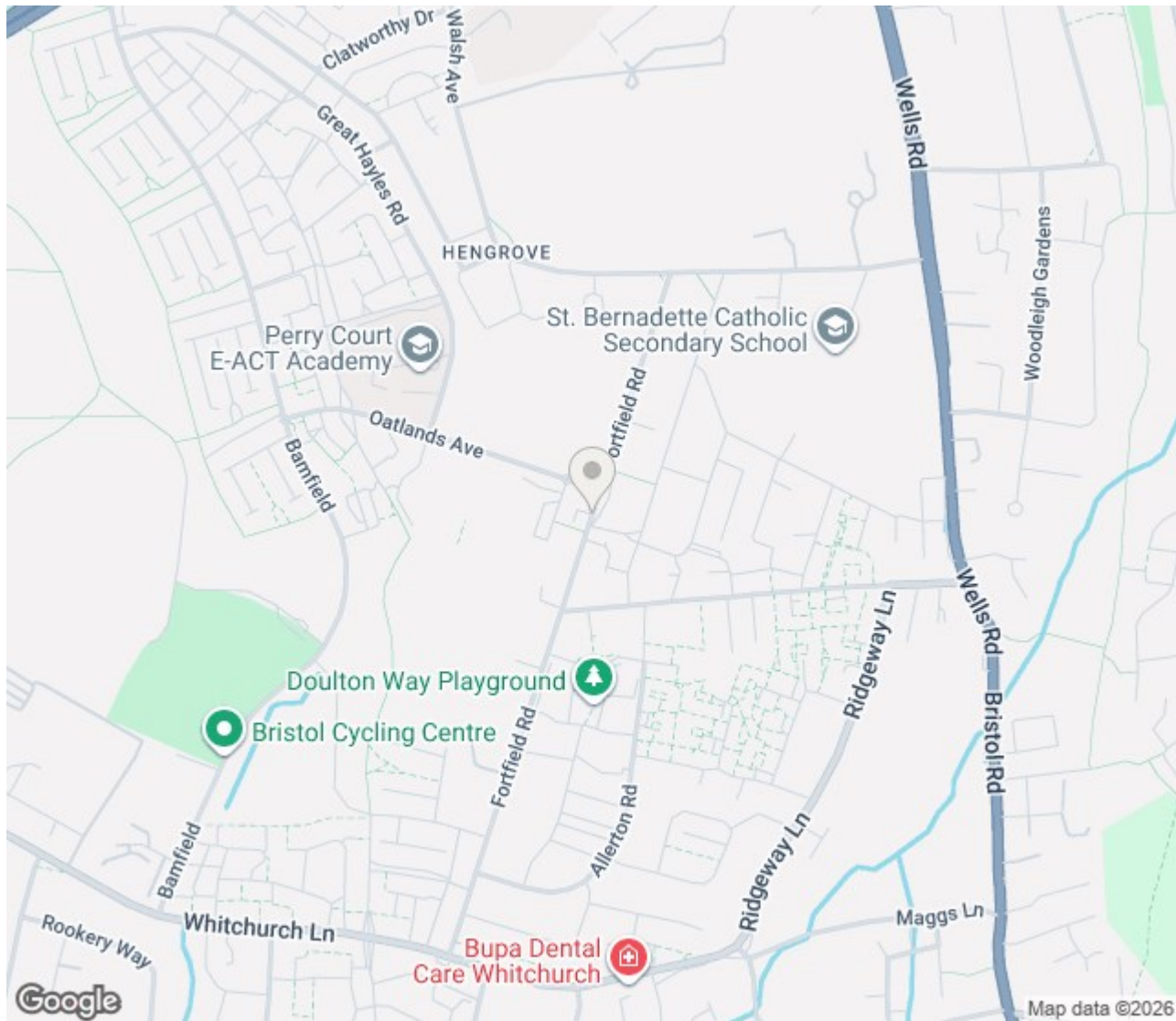
Approximate Gross Internal Area 709 sq ft - 66 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(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	

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

HUNTERS®
HERE TO GET *you* THERE



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.