



HUNTERS[®]

HERE TO GET *you* THERE

141 Fulford Road, Bristol, BS13 0AH

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£260,000

For sale this fantastic extended end of terrace property, ideally situated with excellent public transport links, local amenities, and nearby schools. This property would be perfect for first-time buyers, investors, or families.

The property boasts three bedrooms, two of which are spacious doubles and the third is a comfortable single room. On the first floor landing there is a staircase that provides access to an additional loft room fitted with a Velux windows, offering an extra space for a variety of uses.

The residence includes two reception rooms; the first is a lounge located at the front, which seamlessly opens through to the second reception room, a dining area that provides direct access to the kitchen/diner. The kitchen/diner also benefit from access to a conservatory, a utility area, and a ground floor w/c.

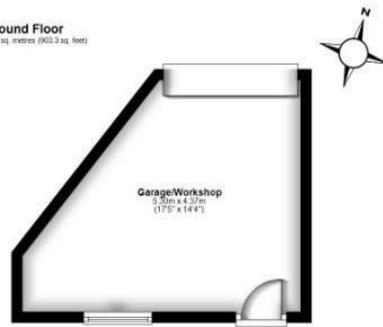
The property also houses a practical shower room, ensuring convenience and comfort for all residents.

Unique external features of this property include a garden, off-street parking, and a large garage at the rear, accessible both from the garden and a back lane providing ample storage and parking solutions.

With its generous space, practicality, and location, this property presents a fantastic opportunity for prospective buyers. Call today to arrange a viewing appointment!

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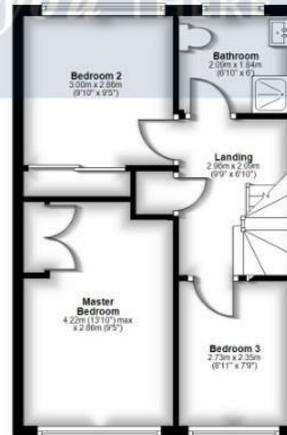
Ground Floor
Approx. 63.9 sq. metres (693.9 sq. feet)



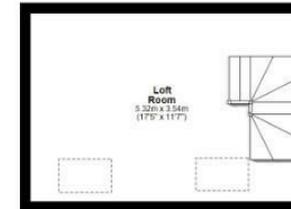
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First Floor
Approx. 40.1 sq. metres (431.9 sq. feet)



Second Floor
Approx. 19.8 sq. metres (212.9 sq. feet)



Total area: approx. 142.9 sq. metres (1538.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		60	70
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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(55-68) D	60	
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(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

