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# Poplar Road, Bedminster Down, Bristol

£415,000



Presenting an excellent opportunity for families, this three-bedroom semi-detached property is situated in a highly sought-after location of Uplands, perfectly placed for public transport links, reputable schools, and an array of local amenities.

Requiring modernisation, the property allows for a new owner to put their own stamp on what is already a generously proportioned home. The ground floor welcomes you with an entrance hallway giving you access to a light and airy lounge, featuring a bay-fronted window that floods the space with natural light. To the rear, a separate dining room benefits from sliding patio doors, providing direct access to the private enclosed garden—ideal for family gatherings and al fresco entertaining. The fitted kitchen includes convenient access to a utility room, offering further practicality for busy households.

Upstairs, the property hosts three bedrooms: the master bedroom boasts a double bed space and a bay-fronted window, while a second spacious double bedroom and a well-sized single bedroom complete the accommodation. The property further offers a family bathroom complemented by a separate W/C.

Externally, the home is set back by a driveway to the front, providing off-street parking and to the rear is beautiful enclosed garden with side gated access.

This residence holds significant potential for refurbishment and personalisation, making it an attractive proposition for families seeking a long-term home in a highly regarded area. With its generous living spaces, private garden, and excellent amenities close by, early viewing is highly recommended.

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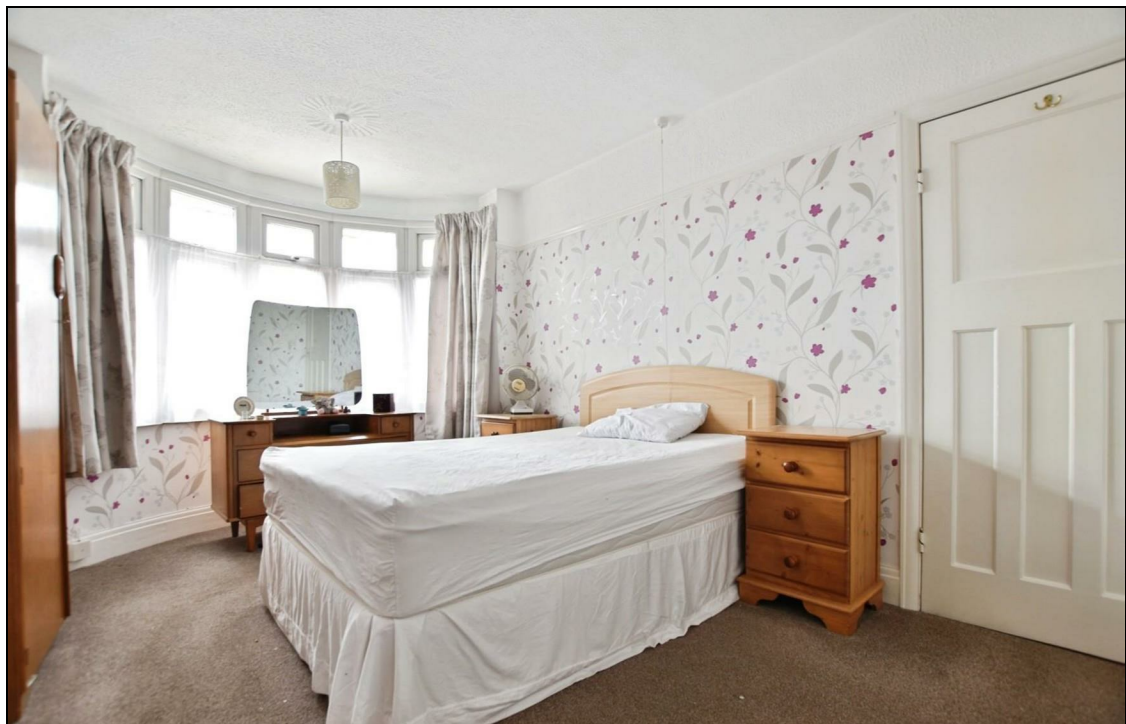


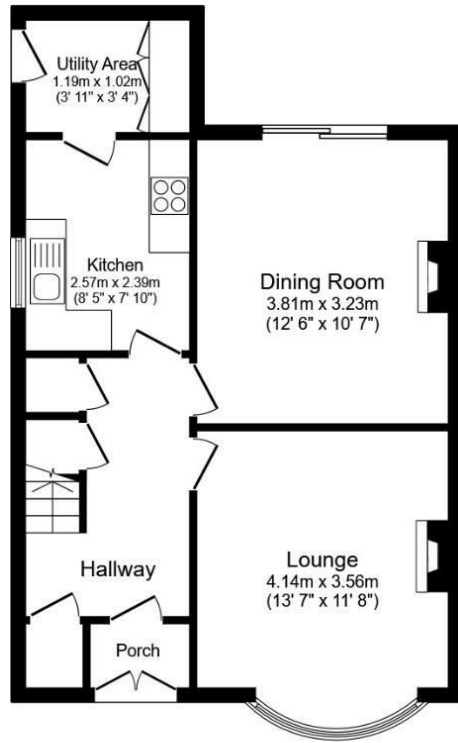
## KEY FEATURES

- 1930's Semi Detached Home
  - Three Bedroom
    - Lounge
    - Dining Room
    - Kitchen
    - Utility Area
  - Bathroom & Sperate W/C
  - Private Enclosed Garden
    - Off Street Parking
  - Sought After Location

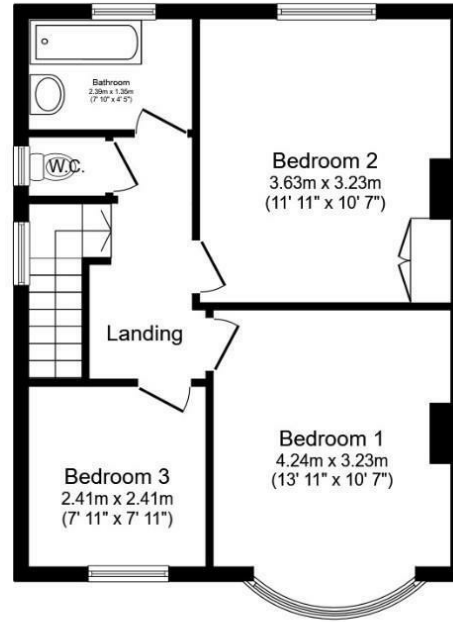








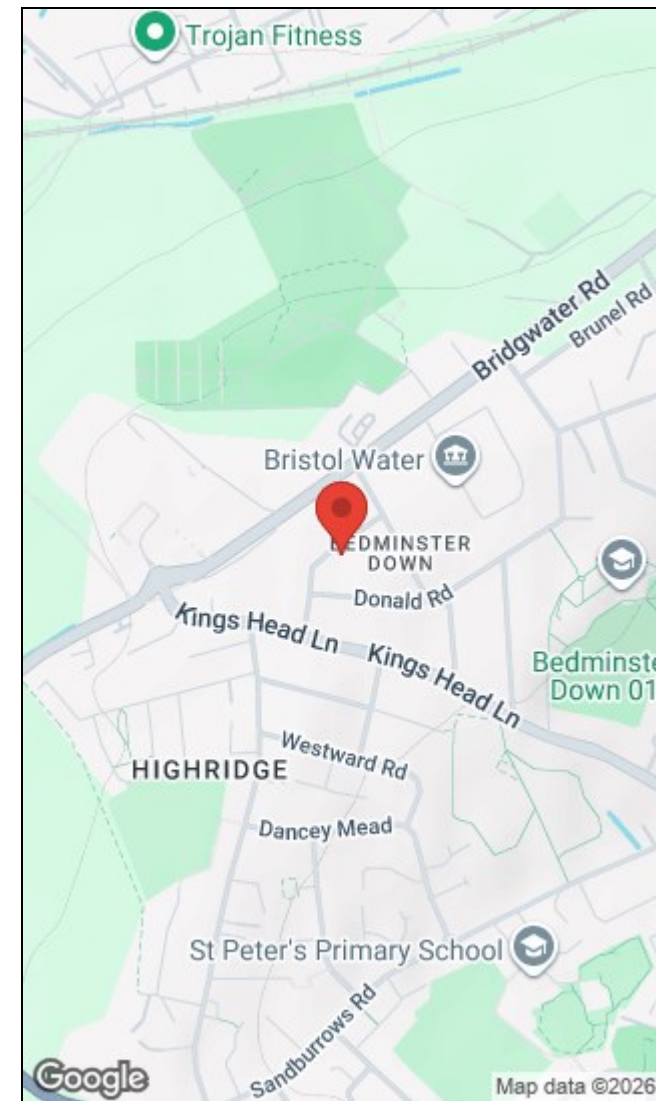
**Ground Floor**  
Floor area 56.0 sq.m. (603 sq.ft.)



**First Floor**  
Floor area 51.7 sq.m. (557 sq.ft.)

**Total floor area: 107.8 sq.m. (1,160 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 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			
		66	75
England & Wales		EU Directive 2002/91/EC	

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

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