

HUNTERS®

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Dorchester Road

Horfield, Bristol, BS7 0LB

£325,000



Council Tax:



43 Dorchester Road

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DESCRIPTION

A well presented 3 bed terrace home which makes an ideal starter home for a young family. Located within the sought after area of Horfield and is conveniently positioned within walking distance to the thriving Gloucester Road with it's array of independent shops, bars, coffee shops and restaurants. Horfield Common and leisure centre are also in close proximity. There are excellent transport links into Bristol city centre and access onto the motorway networks and Ring Road. There are many major employers within the surrounding area which include the MOD, the University of the West of England and Southmead Hospital.

The living accommodation comprises to the ground floor: entrance hall, toilet/W.C, lounge/diner and a fitted kitchen. To the first floor can be found 2 double bedrooms, a single bedroom and modern bathroom with over bath shower.

The property further benefits from having: double glazing and gas central heating along with oak doors and engineered oak floor to most of the ground floor. Externally there is a good size lawn front garden and a low maintenance rear garden laid to artificial lawn and borders to decking.

This property type within this location are always popular therefore an early inspection is highly recommended to avoid disappointment.

ENTRANCE HALLWAY

Engineered oak floor, wall mounted electric meter and fuse box, double oak doors to cloakroom, oak latch door to lounge.

TOILET/WC

Small opaque UPVC double glazed window to side, close coupled W.C, radiator, wood effect laminate floor.

LOUNGE/DINER

LOUNGE AREA

14'9" x 11'8" (4.50m x 3.56m)

UPVC double glazed window to front, engineered oak floor, feature opening to chimney breast, 2 double radiators.

DINING AREA

7'2" x 6'11" (2.18m x 2.11m)

Engineered oak floor, opening to lounge, stairs rising to first floor, door to kitchen.

KITCHEN

15'4" x 7'1" (4.67m x 2.16m)

UPVC double glazed window to rear, range of fitted wall and base units, laminate work top incorporating a single stainless steel sink bowl unit, tiled splash backs, space for cooker, space for fridge freezer, space for washing machine and dishwasher, space for tumble dryer, extractor fan, wall mounted Vaillant combination boiler, latch door to storage cupboard, opaque double glazed door leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to rear, loft hatch, doors leading to bedrooms and bathroom.

BEDROOM ONE

12'5" x 11'0" (into wardrobes) (3.78m x 3.35m (into wardrobes))

UPVC double glazed window to front, double radiator, 2 built in wardrobes.

BEDROOM TWO

12'0" x 9'5" (3.66m x 2.87m)

UPVC double glazed window to rear, radiator.

BEDROOM THREE

12'8" x 6'0" (3.86m x 1.83m)

UPVC double glazed window to front, double radiator.

BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: twin gripped panelled bath, mains controlled shower system over with drench head, glass shower screen, vanity unit with wash hand basin inset, space and plumbing for toilet/W.C, Travertine tiled floor, part Travertine walls, radiator.

OUTSIDE:

REAR GARDEN

Split level garden laid to artificial grass, raised decking borders, childrens play area laid to bark chippings, timber framed she, water tap, side gated access to shared alleyway, enclosed by boundary fencing.

FRONT GARDEN

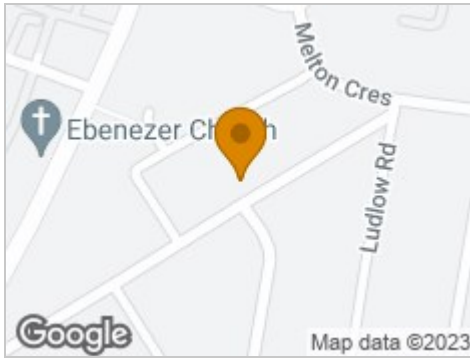
Good size garden laid to lawn, pathway to entrance, enclosed by boundary hedgerow.

DISCLOSURE

One of the owners of this property is a relation of a Director of Hunters Estate agents Downend.



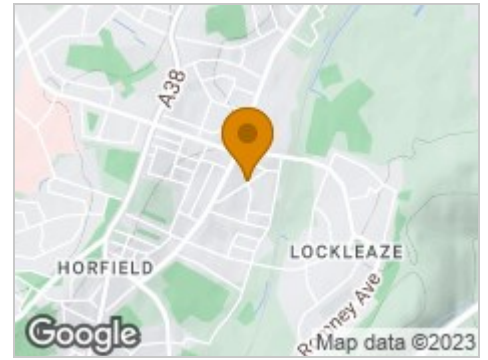
Road Map



Hybrid Map



Terrain Map



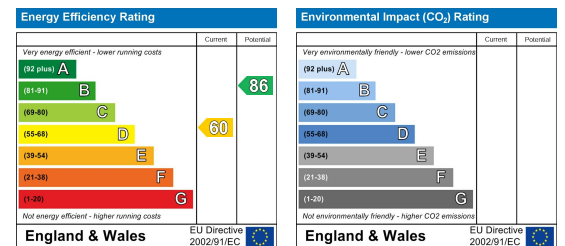
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **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.