



Holdenhurst Road, Bristol
, BS15 1HL

£375,000

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Holdenhurst Road, Bristol

DESCRIPTION

This three-bedroom semi-detached house is for sale in a sought-after residential area of Bristol, well positioned for public transport, schools and local amenities.

The property is entered via a welcoming entrance hallway, providing access to the main living accommodation. To the front is a light and airy lounge, opening through to a dining room at the rear. The dining room features patio doors giving direct access to the enclosed rear garden, creating a functional space for everyday living and entertaining. The kitchen/breakfast room is accessed via the hallway and benefits from natural light, with a door giving further access to the garden.

Upstairs, there are two double bedrooms and one single bedroom, accompanied by a family bathroom. Outside, the property offers off-street parking and a detached garage to the rear, together with an enclosed rear garden.

The area is served by regular bus routes into Bristol city centre, Kingswood and surrounding districts. Lawrence Hill and Bristol Temple Meads stations are accessible by bus or car, offering rail services to Bath, Cardiff and London, with journey times to London Paddington from around 1 hour 40 minutes from Bristol Temple Meads.

Nearby, residents can access local shops, supermarkets and cafés along the nearby high streets, as well as primary and secondary schools within the wider BS15 area. Local green spaces and parks are also within easy reach, supporting family and leisure activities.

The property is offered with no onward chain and may particularly appeal to first-time buyers and families.

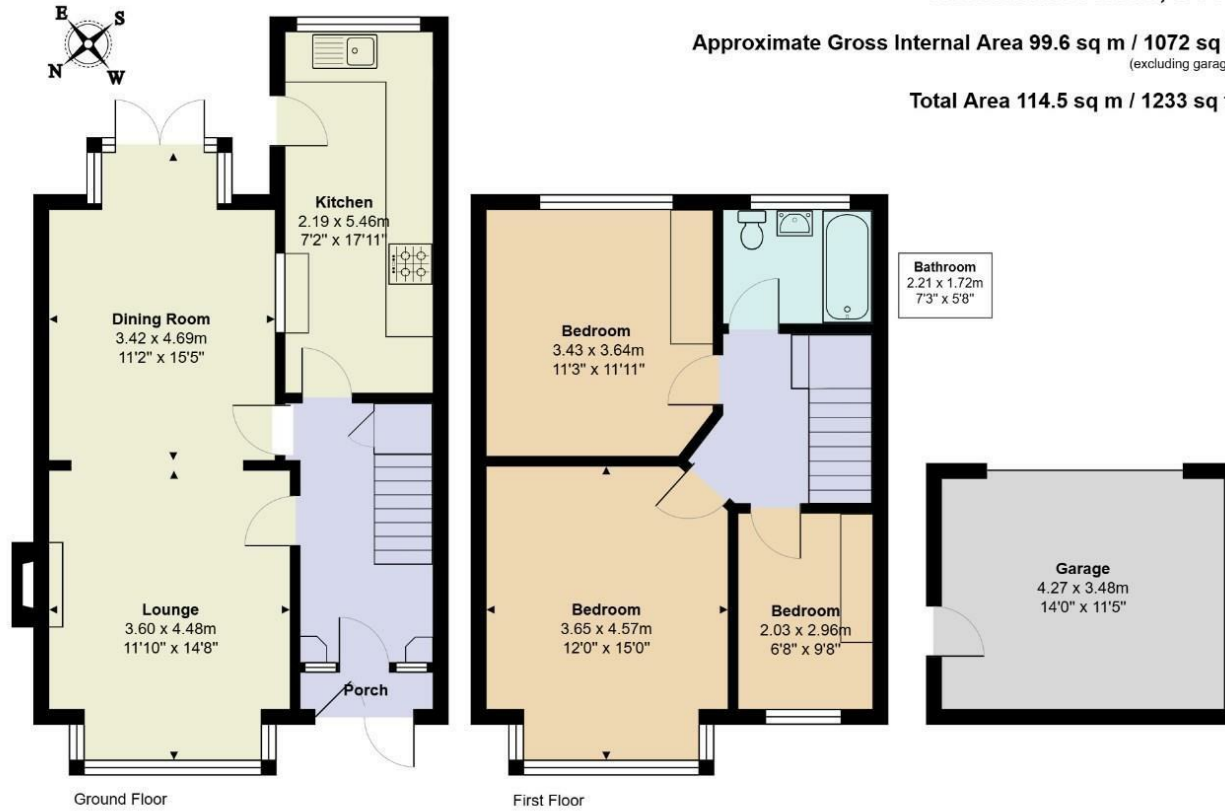




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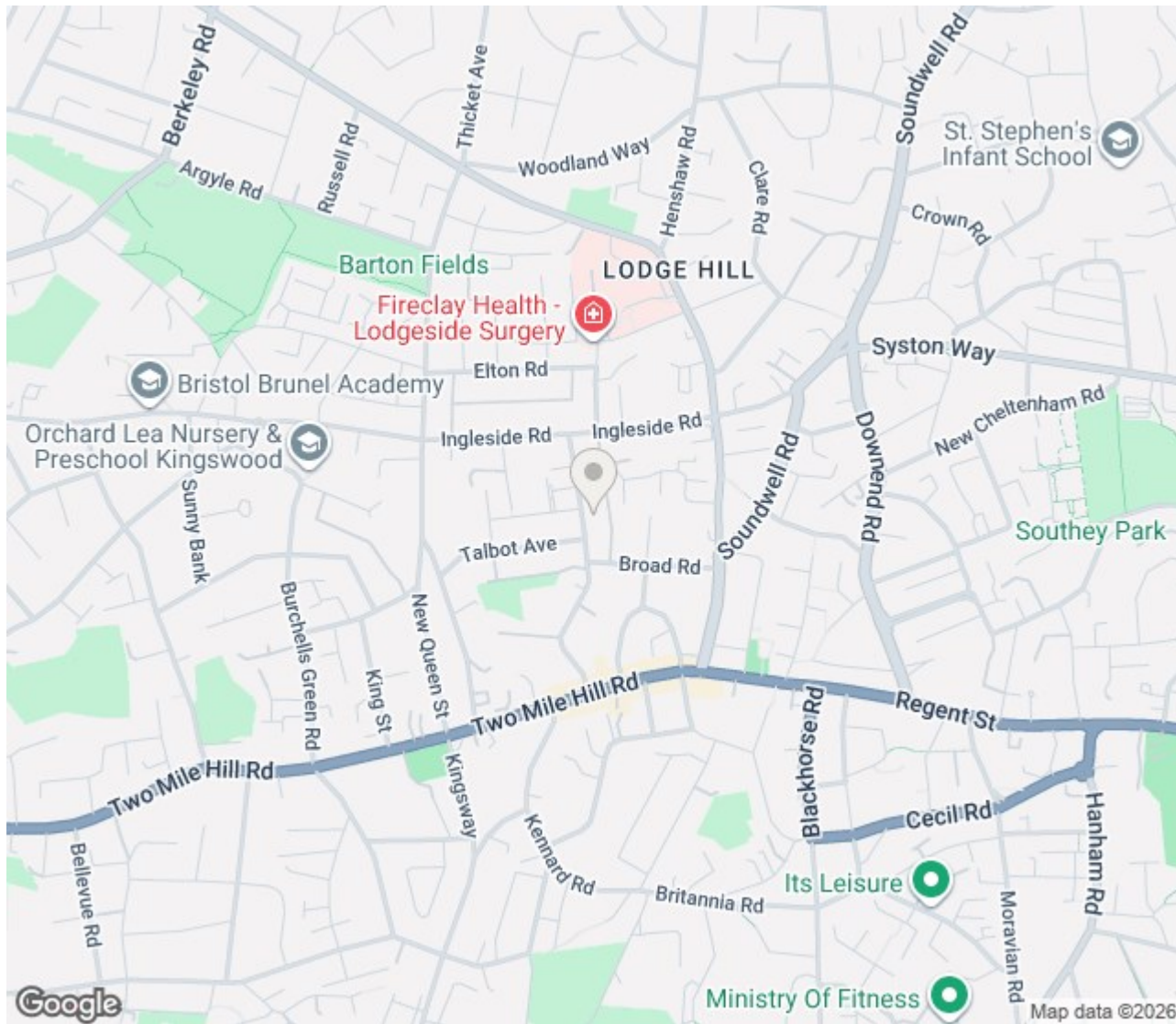
Approximate Gross Internal Area 99.6 sq m / 1072 sq ft
(excluding garage)

Total Area 114.5 sq m / 1233 sq ft



These floorplans are provided for guidance only and are not to scale. All measurements are approximate. Fixtures, fittings, and layout may differ. No responsibility is taken for any errors or omissions. Purchasers should rely on their own inspections and verification.





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

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.

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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.