



**Wells Road, Bristol**  
, BS14 9AL

**£425,000**



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**HUNTERS**<sup>®</sup>  
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# Wells Road, Bristol

## DESCRIPTION

This three-bedroom semi-detached home is offered for sale in the popular Whitchurch area of Bristol, providing good-condition accommodation suitable for families.

The ground floor features a light and airy through lounge/diner, offering a versatile reception space with patio doors opening directly onto the garden. The kitchen, accessed via the entrance hall and lounge/diner, benefits from natural light, a pleasant garden view and a door providing further access to the outside space.

Upstairs, the main bedroom is a bay-fronted double to the front, while the second double bedroom is positioned to the rear and includes stairs leading to a useful loft room. This loft area, currently used as a bedroom/snug, features Velux windows and eaves storage. A single bedroom to the front offers additional flexibility. The accommodation is completed by a family bathroom.

Externally, the property benefits from a large double garage and off-street parking, a notable advantage in this location.

Whitchurch offers a range of local amenities, including independent shops, cafés and everyday services along nearby Wells Road and the wider Knowle and Totterdown areas. There are several nearby schools serving different age groups, making the location practical for families.

Public transport links are readily available, with regular bus services along Wells Road providing access into Bristol city centre. Bristol Temple Meads station is within easy reach by bus or car, offering mainline services to destinations such as London Paddington, Cardiff and Bath, with journey times to London from around 1 hour 40 minutes.





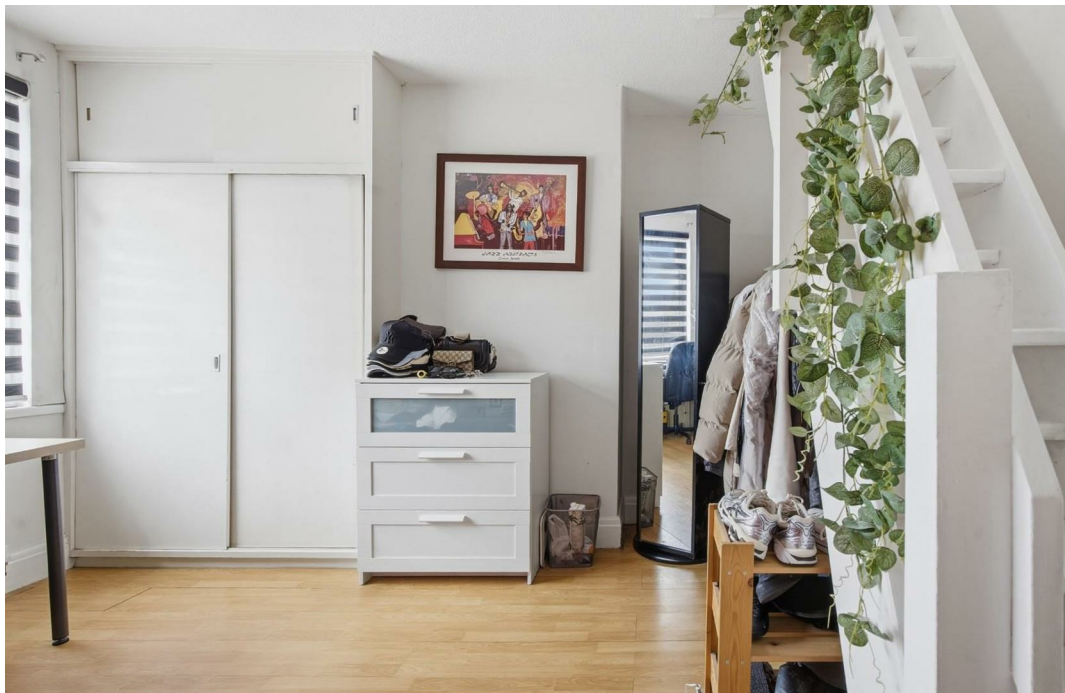


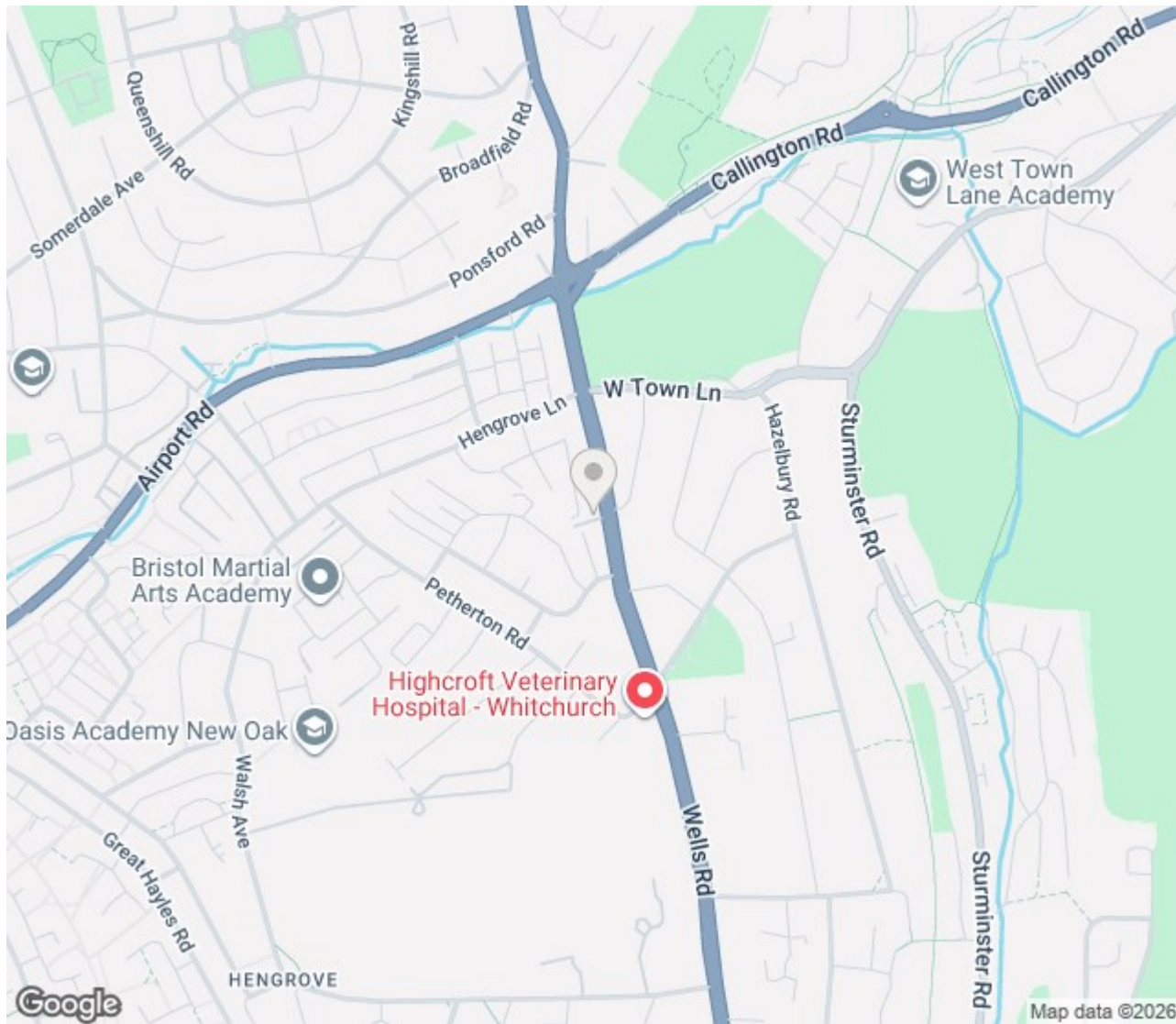
Wells Road, BS14 9AL

Approximate Gross Internal Area (excluding garage) 120.0 sq m / 1291 sq ft

Total Area 149.8 sq m / 1613 sq ft







## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

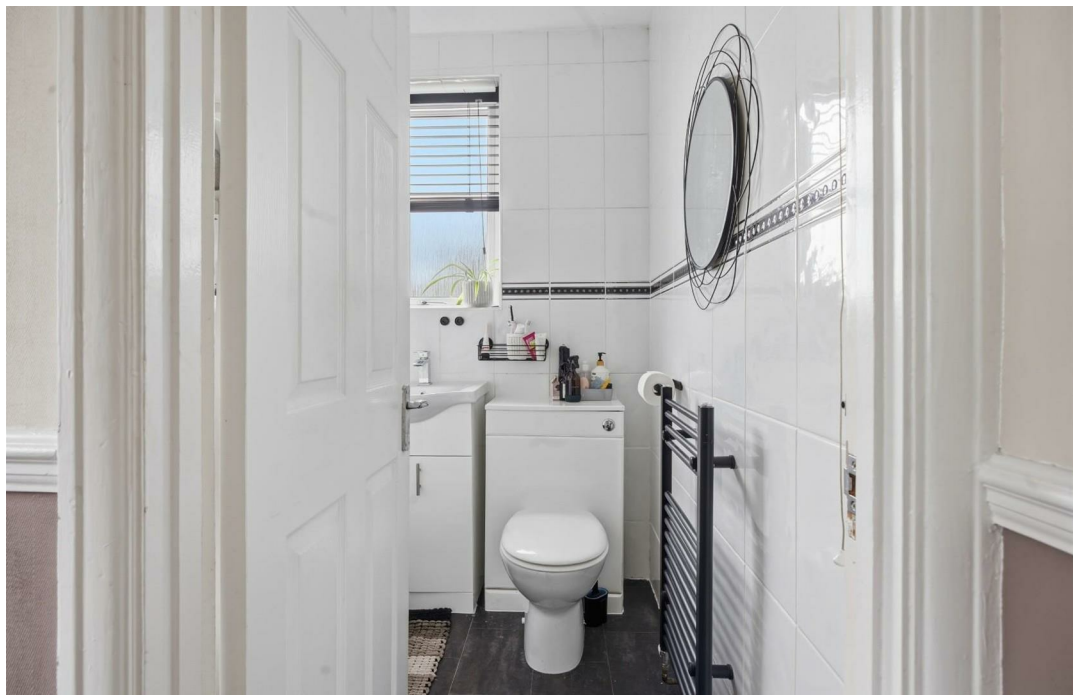
### Thinking of Selling?

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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