



Wells Road, Bristol
BS14 9AN

£400,000



Wells Road, Bristol

DESCRIPTION

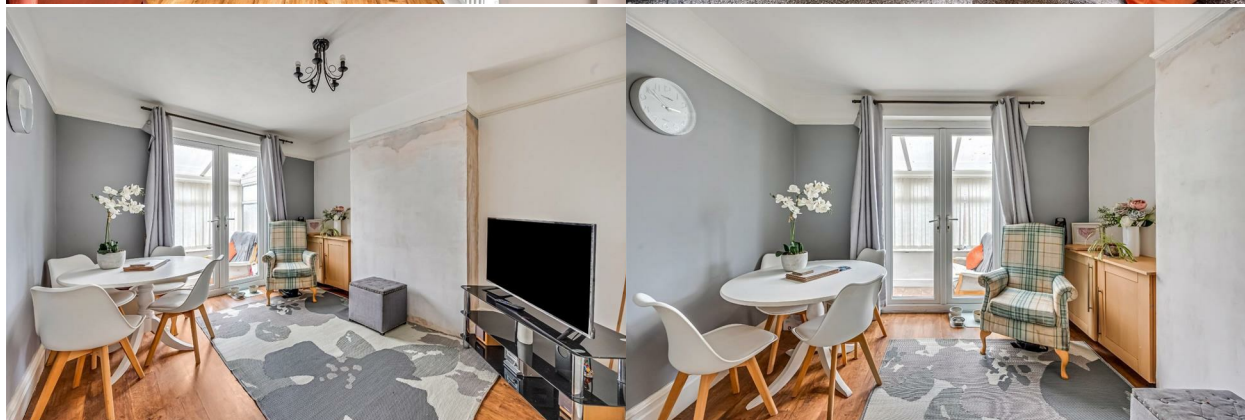
This three-bedroom semi-detached house is for sale in the Wells Road area of Bristol, well placed for public transport, schools and local amenities.

The ground floor offers a separate kitchen and two reception rooms. To the front, there is a light and airy lounge, while to the rear a dining room leads into a conservatory with direct access to the enclosed rear garden. A ground floor W/C provides added convenience. Upstairs are three bedrooms, including two doubles and one single, together with a bathroom featuring both a separate bath and shower.

Externally, the property benefits from a driveway to the front and a detached garage to the rear, accessed via rear access. There is additional parking to the rear, and the layout offers potential for more parking or an extended garden, subject to the necessary consents.

Wells Road is a key route into Bristol, with regular bus services towards the city centre and Temple Meads for rail connections across the region and to London. Local amenities along and off Wells Road include shops, cafés and everyday services, while nearby schools make this location practical for families. Several green spaces and parks in the wider BS14 area provide opportunities for outdoor recreation.

This property will appeal particularly to families seeking a three-bedroom detached home with parking, garden and good access to Bristol's facilities.



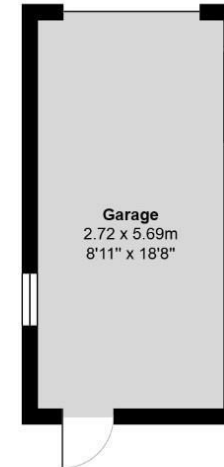
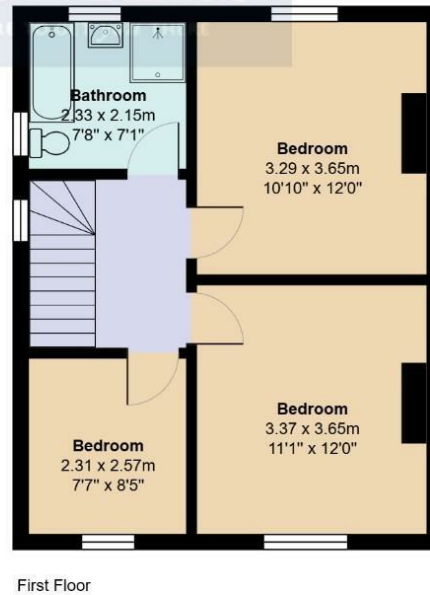
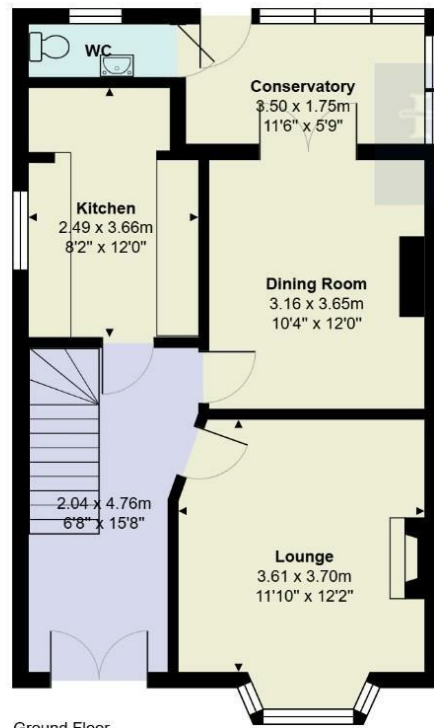




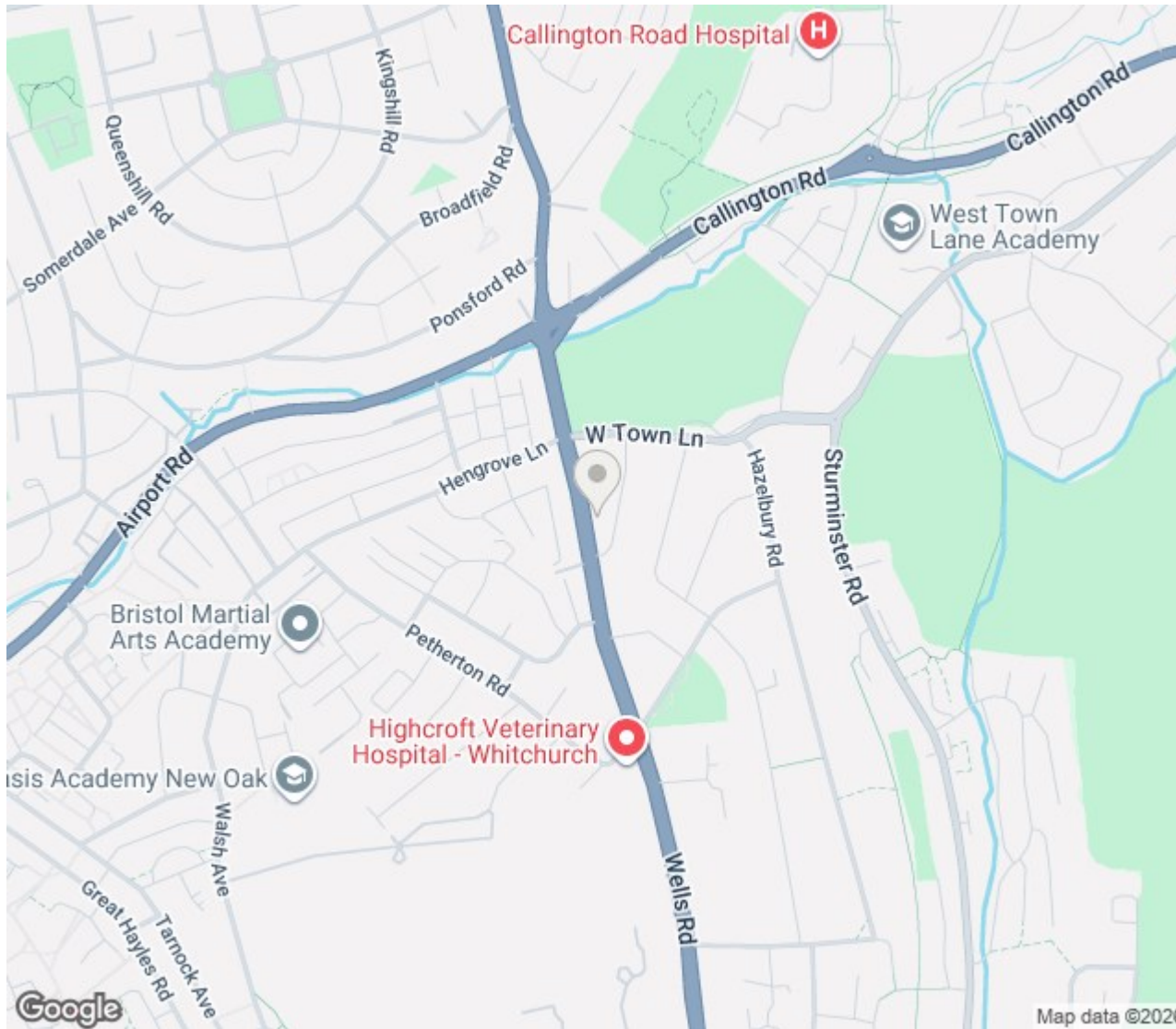
Wells Road, BS14

Approximate Gross Internal Area 99.9 sq m / 1076 sq ft
(excluding garage)

Total Area 115.4 sq m / 1242 sq ft







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

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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.