



**Allerton Road, Bristol**  
, BS14 9RF

**£360,000**



# Allerton Road, Bristol

## DESCRIPTION

For sale a beautifully presented three-bedroom semi-detached house in Whitchurch, Bristol, in immaculate modern condition and ready to move into. The property offers a well-planned layout, including one separate reception room, a modern kitchen, two bathrooms and three bedrooms.

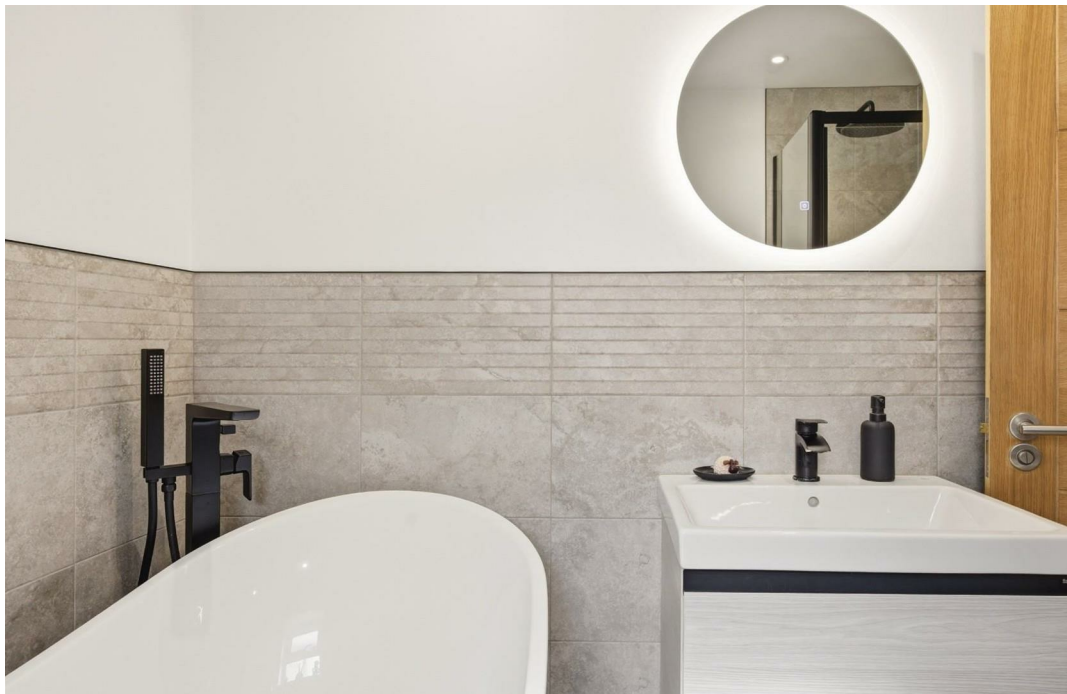
The light and airy lounge provides a cosy space for relaxation. The modern kitchen benefits from good natural light and features patio doors giving direct access to the private enclosed garden, ideal for everyday family use. Sleeping accommodation includes a double master bedroom with shower ensuite, a further double bedroom and a single bedroom. On the ground floor, there is a modern family bathroom with free-standing bath and separate shower. Additional features include off-street parking and a garage.

The home is situated in a sought-after Whitchurch location, well placed for local amenities including everyday shops, supermarkets and cafés found along nearby high streets in South Bristol. Families benefit from access to nearby schools within the local area.

Public transport links are readily available, with regular bus services into Bristol city centre and surrounding districts. Bristol Temple Meads station is accessible by bus or car, offering mainline rail services to London Paddington in around 1 hour 40 minutes, as well as routes to Cardiff, Bath and the wider South West. Road connections towards the A37 and A4174 provide convenient access around the city and to key employment hubs.

This property offers a practical family base in a well-connected and sought after neighbourhood!

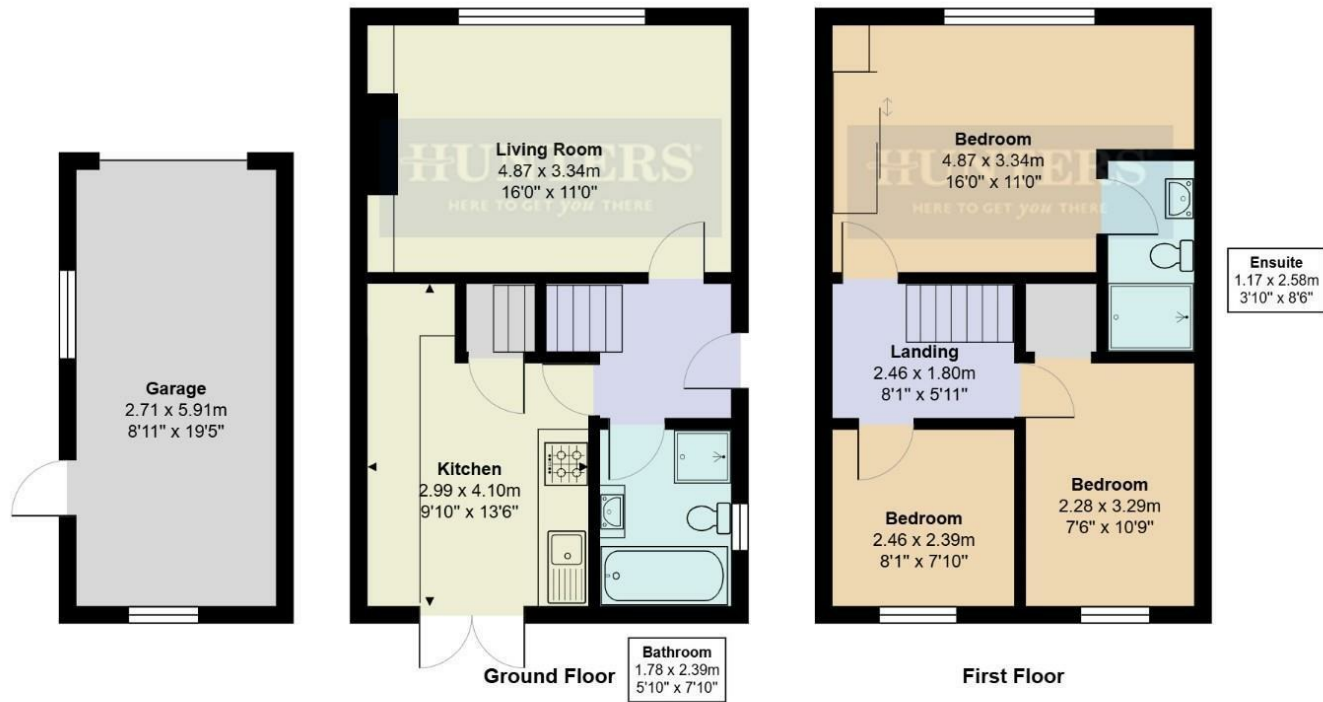




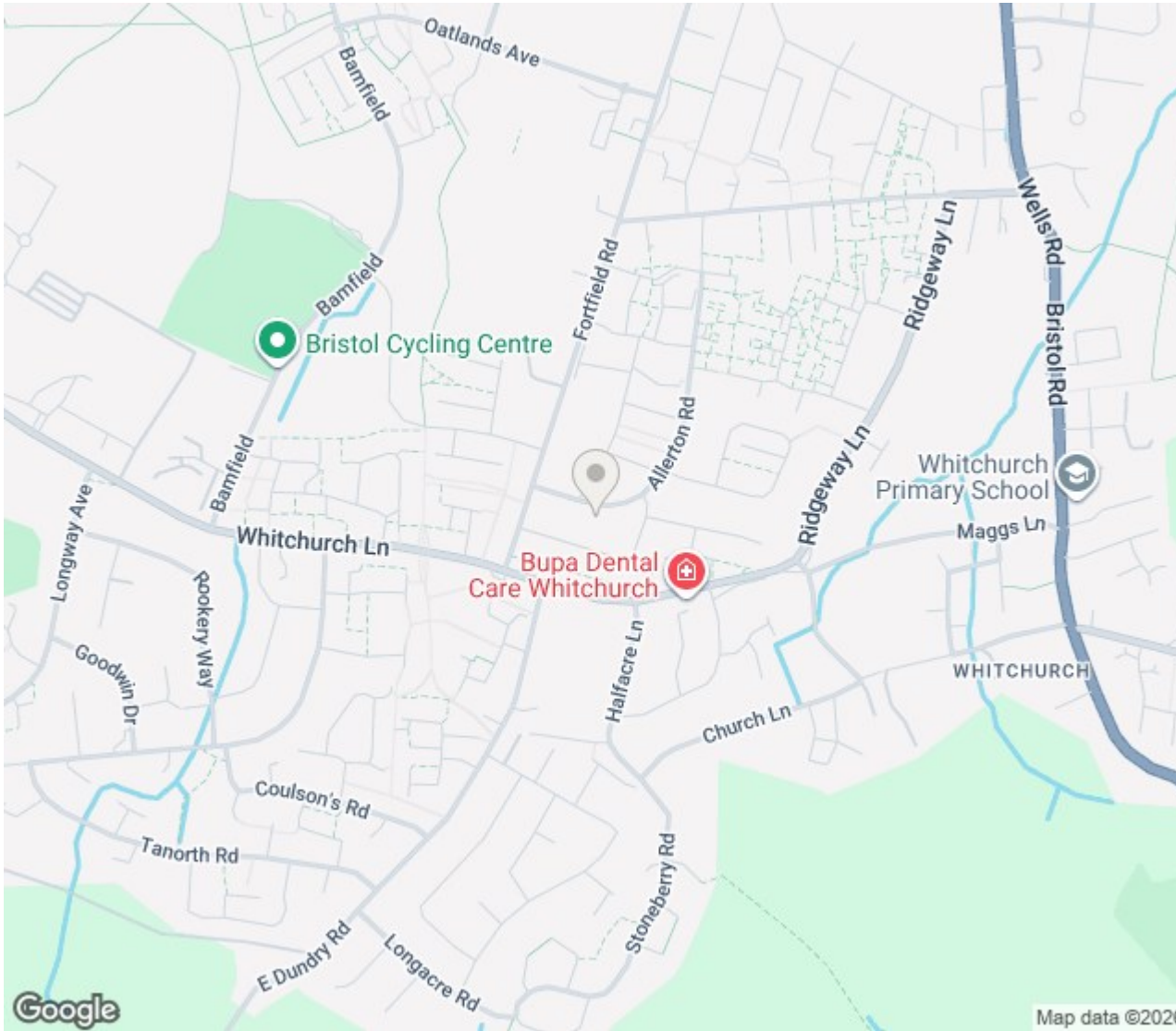
Allerton Road, BS14

Approximate Gross Internal Area (excluding garage) 77.3 sq m / 832 sq ft

Total Area 93.3 sq m / 1005 sq ft







## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

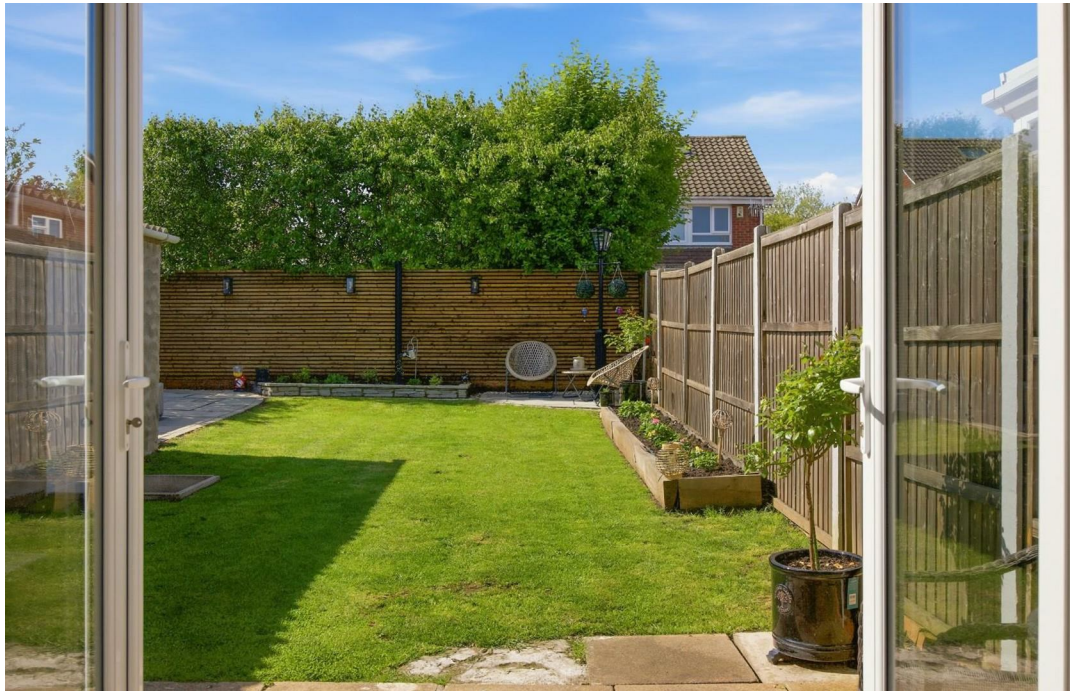
### Thinking of Selling?

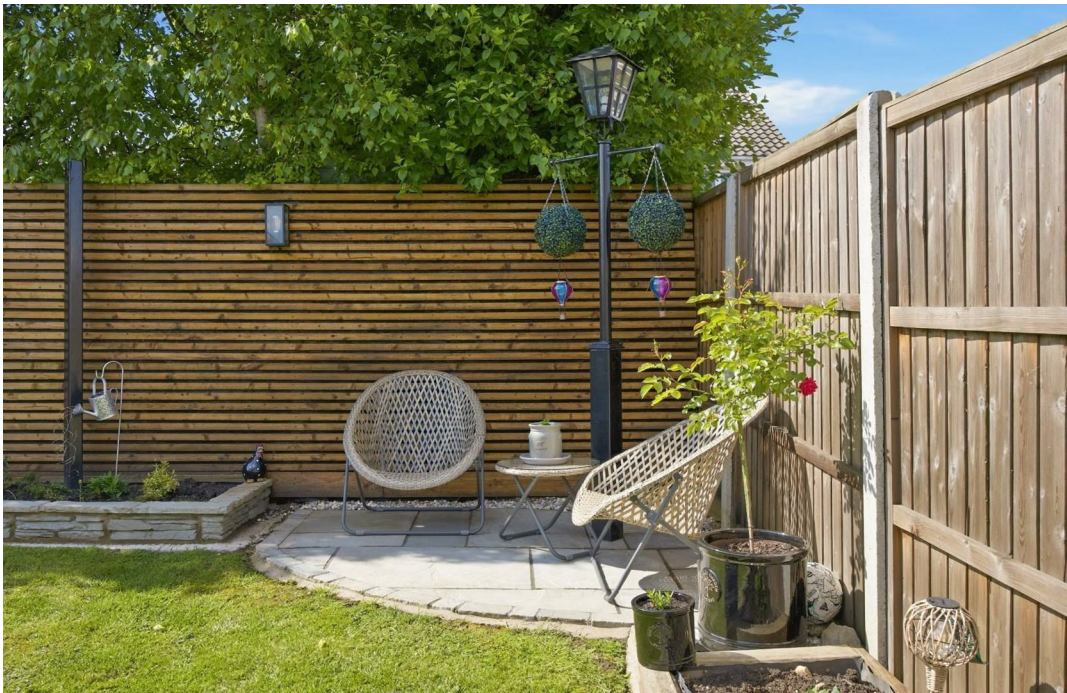
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com**











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.