



Fortfield Road, Bristol
BS14 9NU

£315,000



Fortfield Road, Bristol

DESCRIPTION

This two-bedroom semi-detached bungalow is for sale, offering well-arranged accommodation and practical outside space, suited to first-time buyers and families.

The ground floor includes a lounge with access to a dining room, which in turn opens to the kitchen and a conservatory via patio doors. The large conservatory provides an additional reception area and features patio doors leading to the private rear garden. The garden benefits from a summerhouse, providing useful additional space. There is a ground floor shower room.

Bedroom accommodation comprises a double bedroom to the front, a single bedroom also to the front, and there is loft space currently being used as a bedroom with a Velux window and eaves storage, providing useful additional space.

Externally, the property includes off-street parking, a garage, and a private rear garden with summerhouse, enhancing both storage and outdoor living options. The property is offered with no onward chain.

Fortfield Road is well placed for local amenities in the BS14 area, including shops, supermarkets and services in nearby Hengrove and Whitchurch. Families benefit from access to nearby schools in the local vicinity.

Public transport links are available via local bus services providing routes into Bristol city centre. Bristol Temple Meads station, accessible by bus or car, offers rail services to destinations including London Paddington, Cardiff and Exeter, with journey times to London from around 1 hour 40 minutes. Green spaces such as nearby parks and playing fields in the surrounding area offer opportunities for walking and recreation.







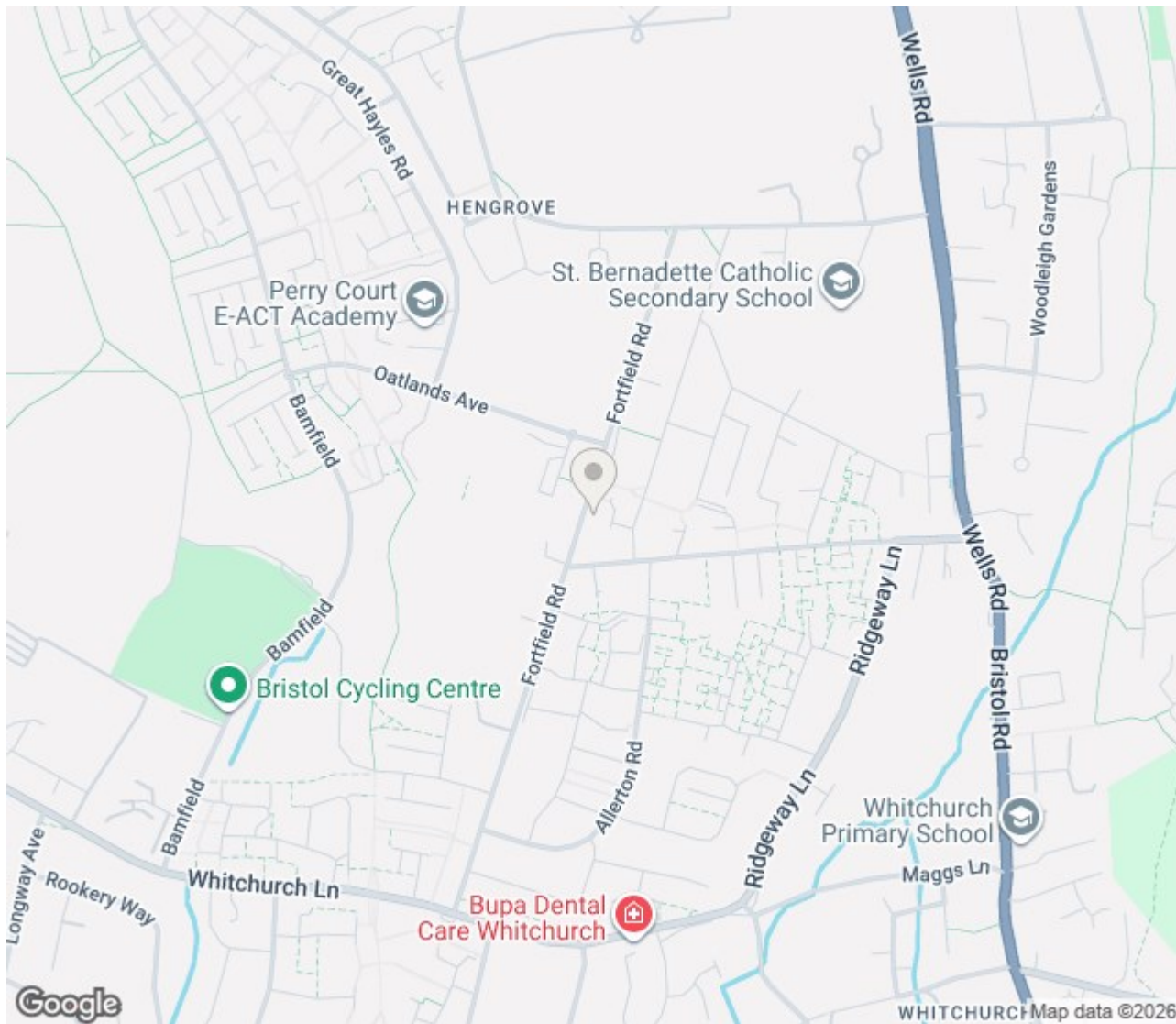
Approximate Gross Internal Area 89.4 sq m / 963 sq ft
(excluding Garage, Eaves Storage & Summer House)

Total Area 116.5 sq m / 1254 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Thinking of Selling?

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