



**Fortfield Road, Bristol**  
, BS14 9QT

**£290,000**



# Fortfield Road, Bristol

## DESCRIPTION

Presenting this fantastic semi-detached bungalow, now available for sale with the benefit of no onward chain. Situated in a favourable location with excellent public transport links, nearby schools, and a variety of local amenities, this property offers both convenience and potential.

Set on a corner plot, this bungalow features two generously-sized double bedrooms, each offering ample space for comfortable living. The property includes a spacious, light and airy lounge to the rear aspect, providing direct access to the enclosed rear garden—ideal for relaxation or entertaining guests and enjoying a peaceful outdoor setting.

The fitted kitchen is also positioned towards the rear of the property, providing opportunities for modernisation to suit your personal style. The accommodation further offers a well-proportioned bathroom.

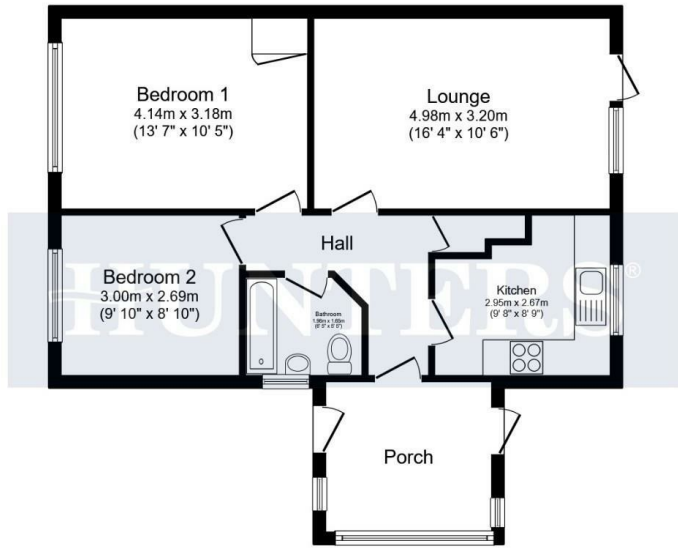
Externally, the residence includes a detached garage and benefits from off-street parking.

While the property requires modernisation, it presents the perfect canvas to create a bespoke home in a desirable area. Early viewing is highly recommended to fully appreciate the potential and location of this semi-detached bungalow. This is an excellent opportunity for buyers seeking to add value and personalise their next home.



# ROOMS





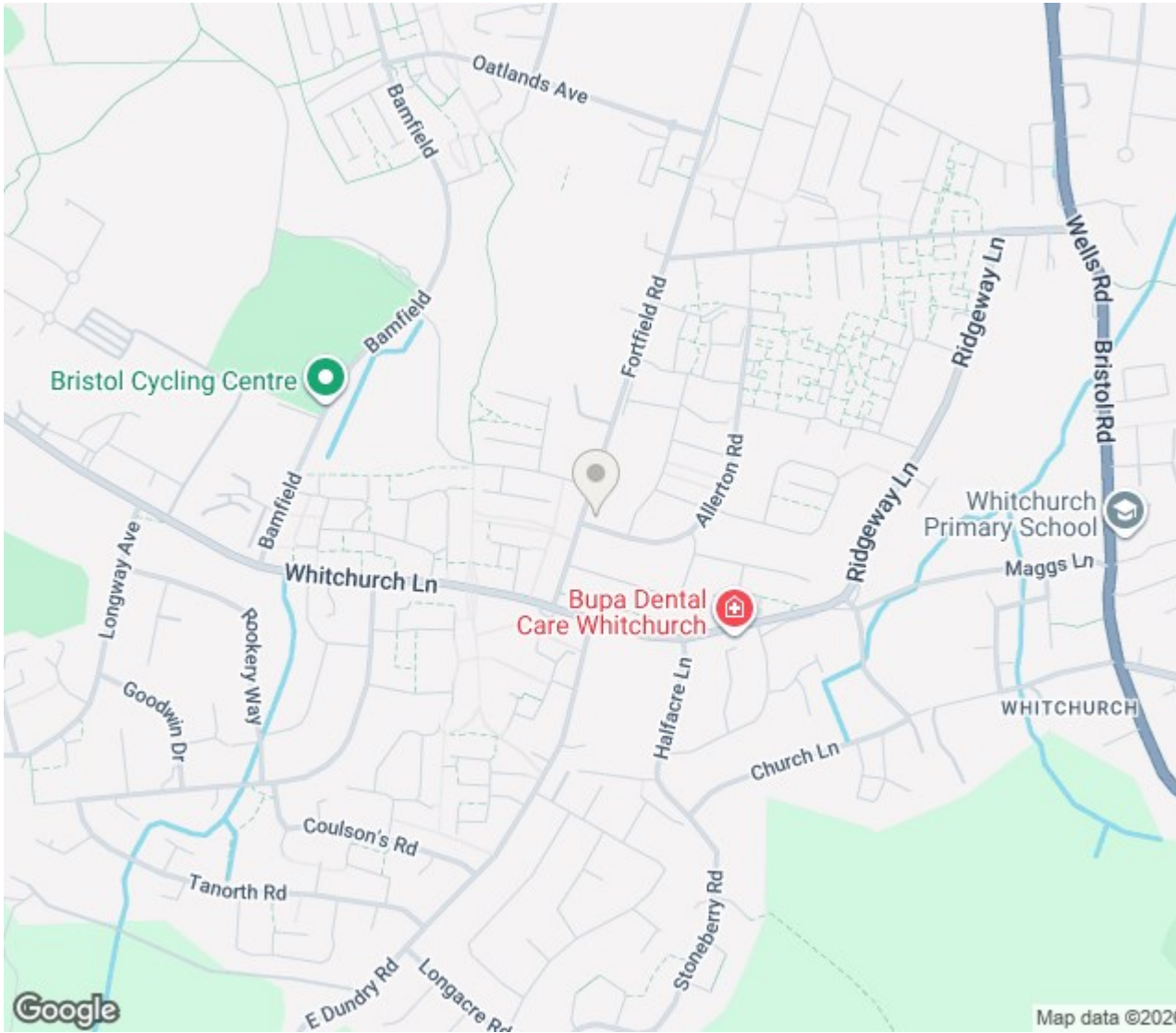
### Floor Plan

Floor area 62.5 sq.m. (673 sq.ft.)

Total floor area: 62.5 sq.m. (673 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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.