



**Evercreech Road, Bristol**  
BS14 9QZ

**£315,000**



# Evercreech Road, Bristol

## DESCRIPTION

Presenting this well-presented extended semi-detached house, offered for sale in a highly sought after location with excellent public transport links, easy access to local amenities, and nearby schools. An ideal choice for first time buyers and families alike, this property offers both comfort and functionality, combining spacious living areas with modern conveniences.

Upon entering, you are welcomed by two inviting reception rooms. The light and airy lounge, situated to the rear, features sliding patio doors that open directly onto a beautifully enclosed rear garden, offering a perfect space for relaxation or entertaining. The second reception room opens through to the dining area, which provides a versatile space for family meals or gatherings, with a further study area off the dining room—ideal for working from home or as a homework nook. The kitchen, positioned at the front of the house, enjoys an abundance of natural light, enhancing the sense of space and warmth.

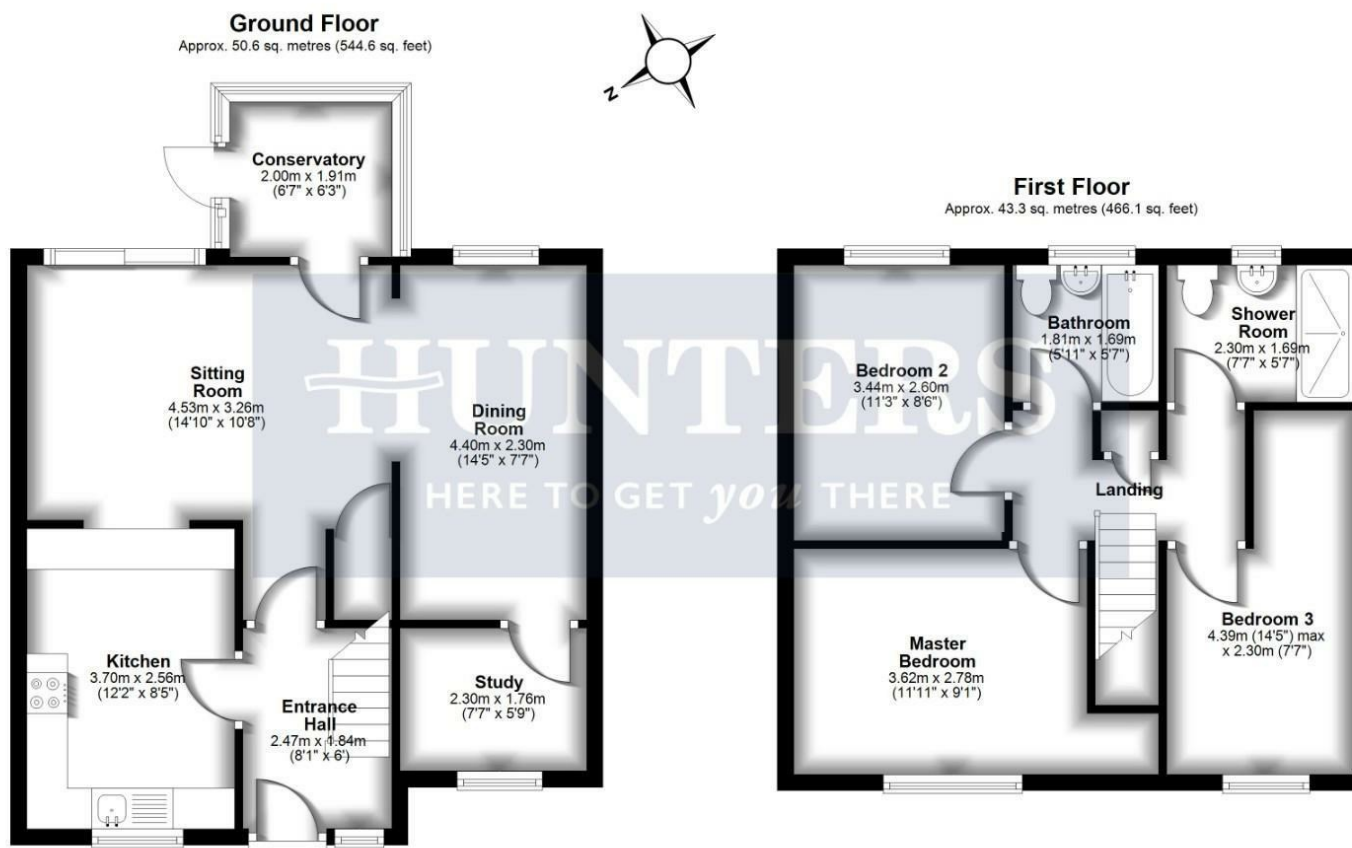
There are three bedrooms upstairs. Two are generous double bedrooms, offering ample space for furnishings. The third bedroom is a good size, suitable for a growing family or as a guest room. The accommodation is complemented by a modern family bathroom and an additional separate shower room, providing convenience on busy mornings.

Externally, the property benefits from off street parking and a secure, enclosed rear garden, perfect for children or pets.

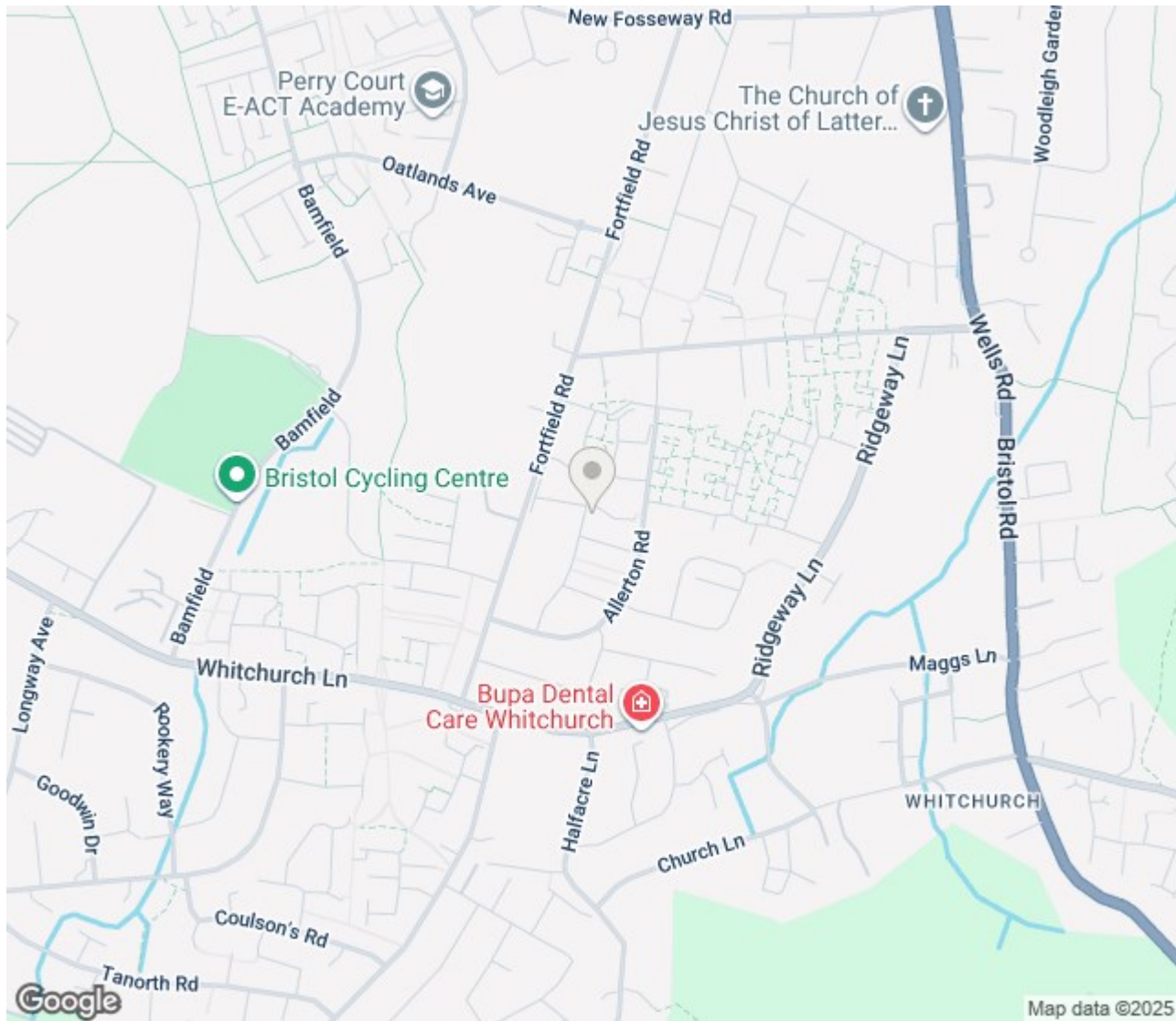
This home is presented in good condition throughout, and its prime location ensures easy access to all essentials for family living. Early viewing is highly recommended.











# 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>                            | 74                      | 79        |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## 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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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.