



Fortfield Road, Bristol
BS14 9NS

£205,000



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Fortfield Road, Bristol

DESCRIPTION

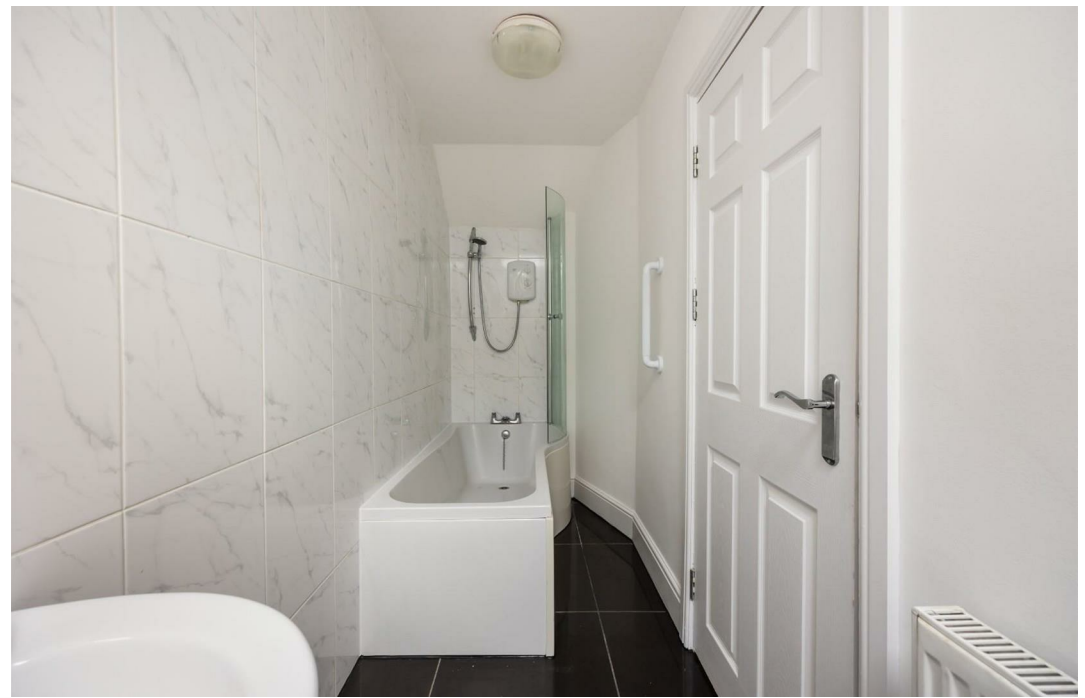
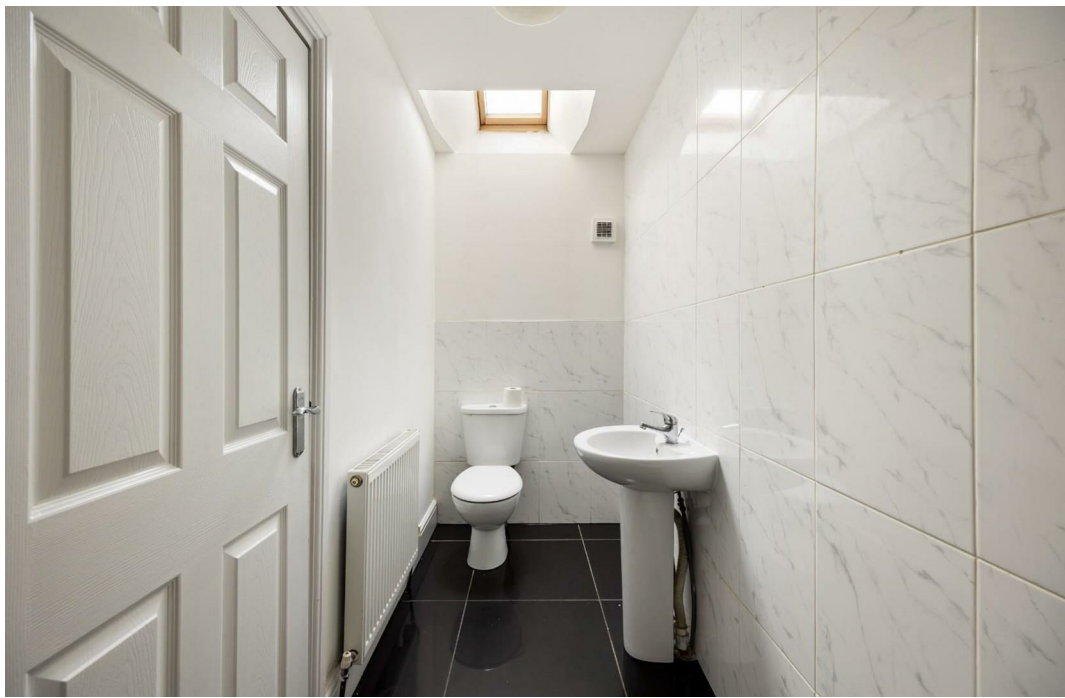
An excellent opportunity to purchase this two-bedroom ground floor apartment, ideally suited to first-time buyers and investors alike. Offered to the market with no onward chain, the property benefits from an enclosed rear garden, parking to both the front and rear, and an attractive position backing onto open fields.

The accommodation comprises a front-facing bedroom, a bathroom and a reception room which opens through to the kitchen, creating a practical living space. Patio doors from the kitchen provide direct access to the rear garden, while the second bedroom is positioned to the rear and also benefits from patio doors opening onto the garden.

Externally, the property enjoys an enclosed rear garden, offering space for outdoor relaxation and entertaining. A rear lane provides access for parking to the rear, while an additional parking space to the front further enhances the property's appeal.

Situated in the popular area of Whitchurch, the property is conveniently located for a range of local shops, supermarkets, schools and everyday amenities. The area also benefits from access to public transport links and road connections into Bristol city centre and surrounding areas, making it a practical choice for commuters. With open fields directly to the rear, the property also enjoys an appealing outlook.



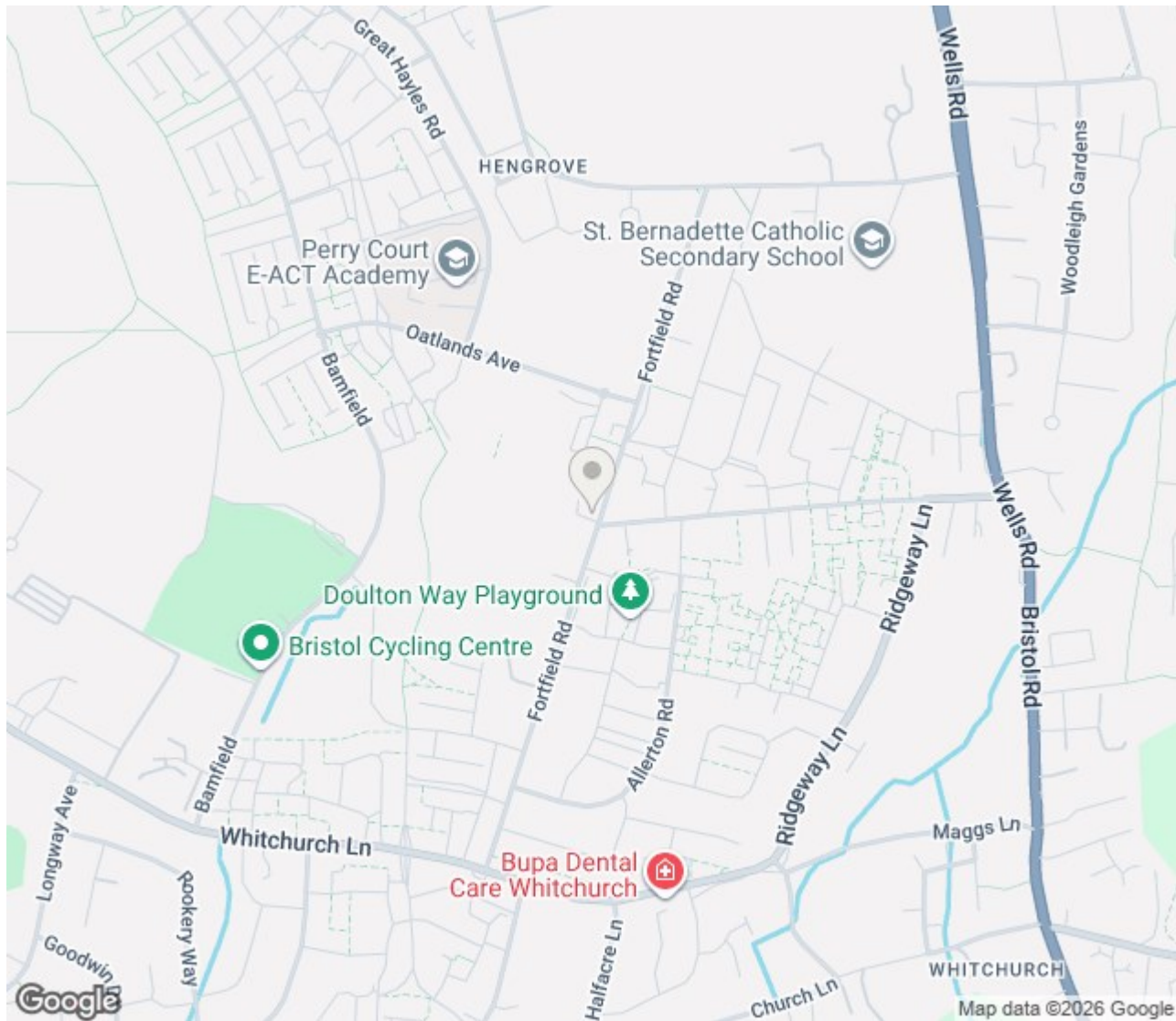


Fortfield Road, Whitchurch, Bristol, BS14 9NS
Approximate Gross Internal Area 62.7 sq m / 675 sq ft



Ground Floor





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(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	

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

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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.