



Dutton Road, Bristol

- Three Bedrooms
- Lounge
- Diner
- Complete Chain
- Kitchen
- Off-Street Parking

£260,000

Tenure: Freehold

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Dutton Road, Bristol

DESCRIPTION

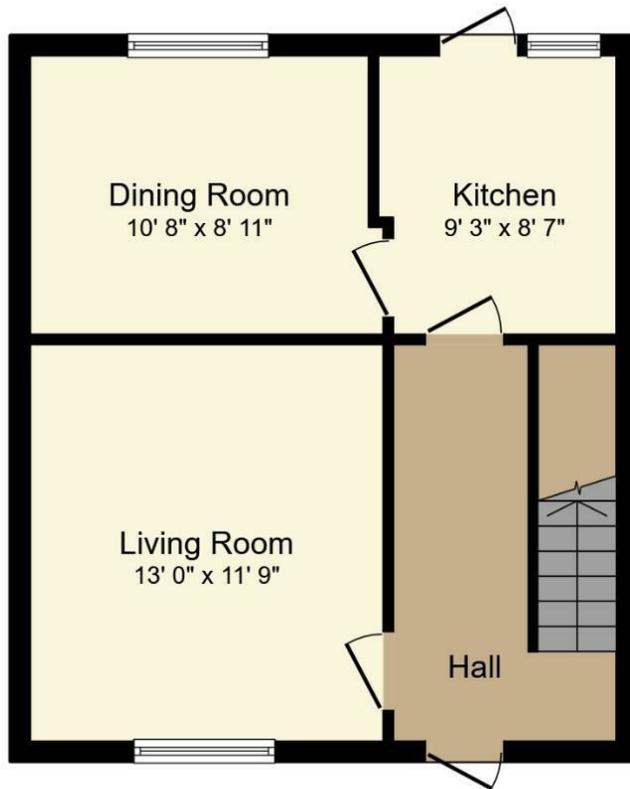
Introducing this delightful three-bedroom terraced home, ideally situated in a popular and well-connected area of Stockwood. This property offers a perfect blend of comfort and convenience, making it an ideal choice for families or first-time buyers.

On the ground floor, you are welcomed by a spacious entrance hall leading to a cosy lounge, a well-appointed kitchen, and a dining room that's perfect for entertaining or family meals. Upstairs, the first floor comprises three generously sized bedrooms, all of which provide ample space for relaxation, as well as a modern family bathroom.

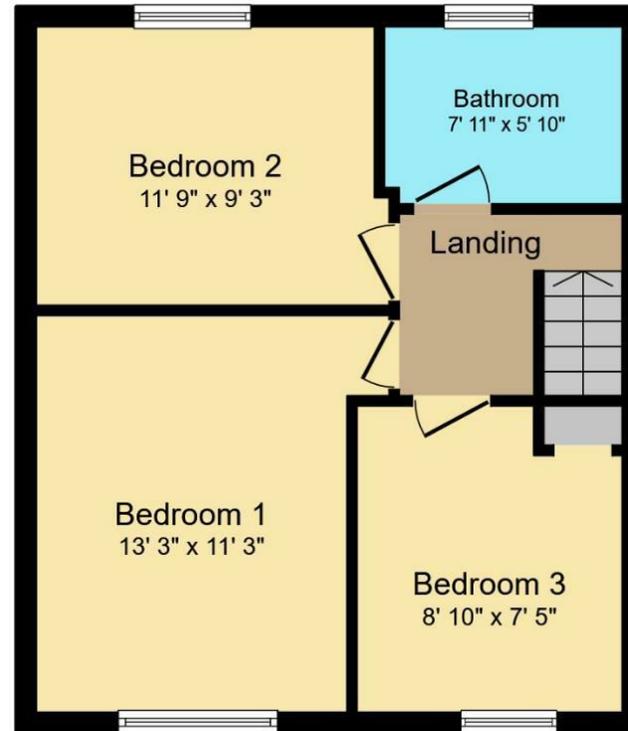
Outside, the property boasts an enclosed, tiered rear garden, offering privacy and a peaceful outdoor space. There is shared access to the rear, and the convenience of off-street parking to the front. With excellent transport links and local amenities close by, this home truly offers a fantastic lifestyle opportunity in a desirable neighbourhood.



Council Tax: B



Ground Floor



First Floor

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

Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 if you wish to arrange a viewing appointment for this property or require further information.

28 Belland Drive, Whitchurch, BS14 0EW

Tel: 01275 891444 Email:

whitchurch@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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.

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

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