



**Doulton Way, Bristol**  
, BS14 9YD

**£310,000**



**3**



**1**



**1**



**C**

**HUNTERS®**  
HERE TO GET *you* THERE



# Doulton Way, Bristol

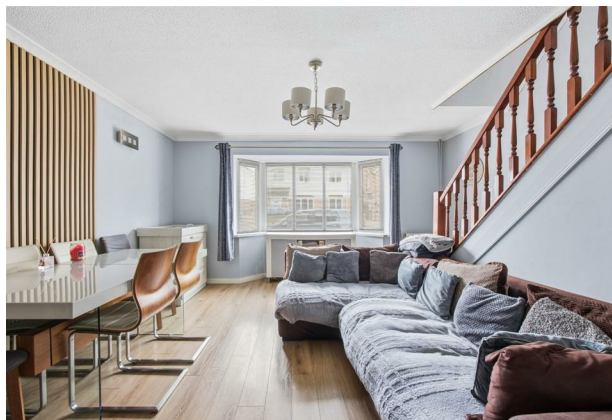
## DESCRIPTION

This fantastic three-bedroom semi-detached house is for sale in Whitchurch and is well positioned for families, first time buyers and investors. The property is presented in good condition and benefits from off-street parking and an enclosed rear garden.

To the front is a lounge, offering a light and airy reception space. The kitchen is situated to the rear of the property, enjoying good natural light and direct door access to the garden, providing a practical layout for everyday living. There is a modern family bathroom serving the three bedrooms. Upstairs, Bedroom one is a double room with built-in wardrobes, Bedroom two is also a double, and Bedroom three is a single, suitable for a child's room or home office.

Whitchurch offers a range of local amenities including supermarkets, independent shops and cafés along nearby main routes into Bristol. Local parks such as Whitchurch Sports Centre grounds and green spaces around the area provide options for walking and recreation. The area is well served by nearby primary and secondary schools, making it convenient for families.

Public transport links include regular bus services into Bristol city centre, typically taking around 25–35 minutes depending on route and traffic. Bristol Temple Meads railway station can usually be reached by bus or car in approximately 20–25 minutes, offering rail connections to Bath, Cardiff and London. The property is also well placed for road access towards the A37 and routes around south Bristol. The sale is offered with no onward chain.

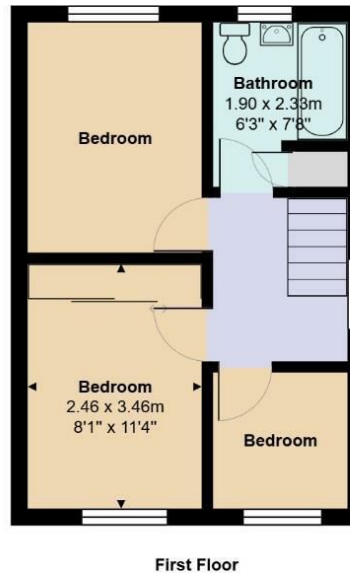








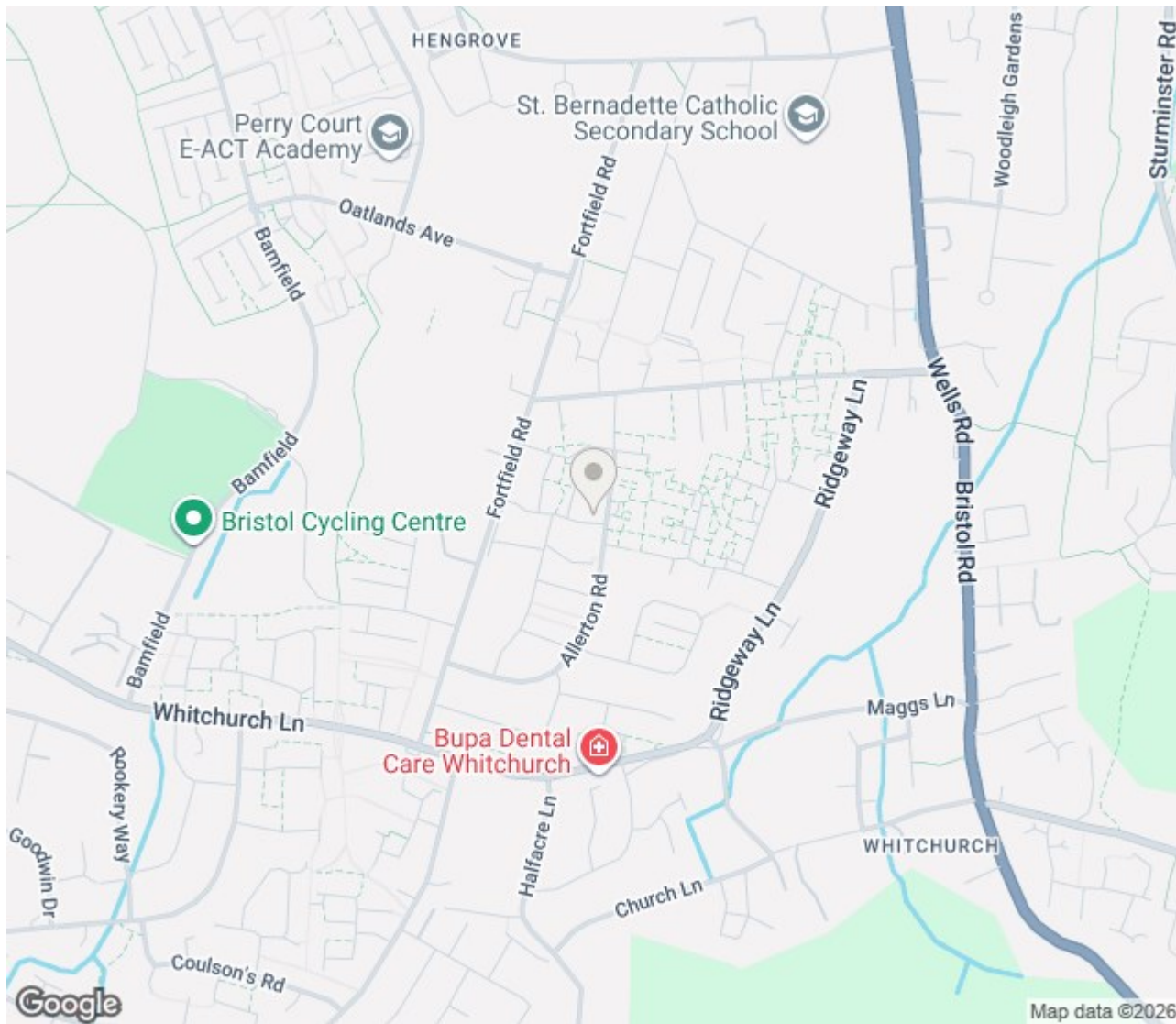
Approximate Gross Internal Area 62.2 sq m / 680 sq ft



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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(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		
<b>England &amp; Wales</b>	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](mailto:whitchurch@hunters.com)**

**HUNTERS®**  
HERE TO GET *you* THERE





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.