



Dutton Road, Bristol
, BS14 8BZ

£250,000



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Dutton Road, Bristol

DESCRIPTION

Introducing this inviting two-bedroom end of terrace house, now available for sale and ready for you to move in. Ideally situated to offer convenient access to public transport links, reputable nearby schools, and a range of local amenities, this property presents an excellent opportunity for first-time buyers and families alike.

You are welcomed into a well-lit home, enhanced by a kitchen filled with natural light, ensuring a bright and uplifting atmosphere for your culinary activities. The accommodation comprises two spacious double bedrooms, providing ample space for relaxation and versatile living arrangements. The family bathroom is tastefully appointed, offering a comfortable and functional space for daily routines.

A standout feature of this property is the driveway, providing convenient off-street parking—a valuable asset for urban living. The home's layout delivers practical and intuitive living spaces, designed for modern lifestyles.

The desirable location ensures all essential services, shopping, and leisure facilities are within easy reach, making life both easy and enjoyable. The proximity to well-connected transport networks means commuting or family excursions are effortless, while the presence of excellent schools in the vicinity makes this an ideal choice for growing families.

Don't miss the chance to secure this well-positioned, move-in ready home that seamlessly blends comfort, practicality, and convenience. Arrange a viewing today to fully appreciate the accommodation on offer and to take the next step towards owning your perfect home.



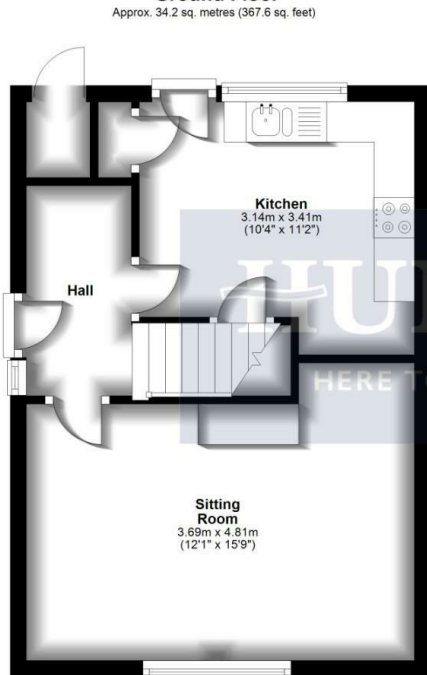
ROOMS

ROOMS



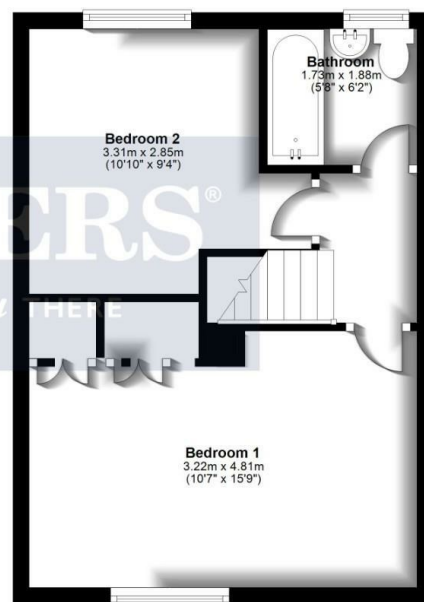
Ground Floor

Approx. 34.2 sq. metres (367.6 sq. feet)

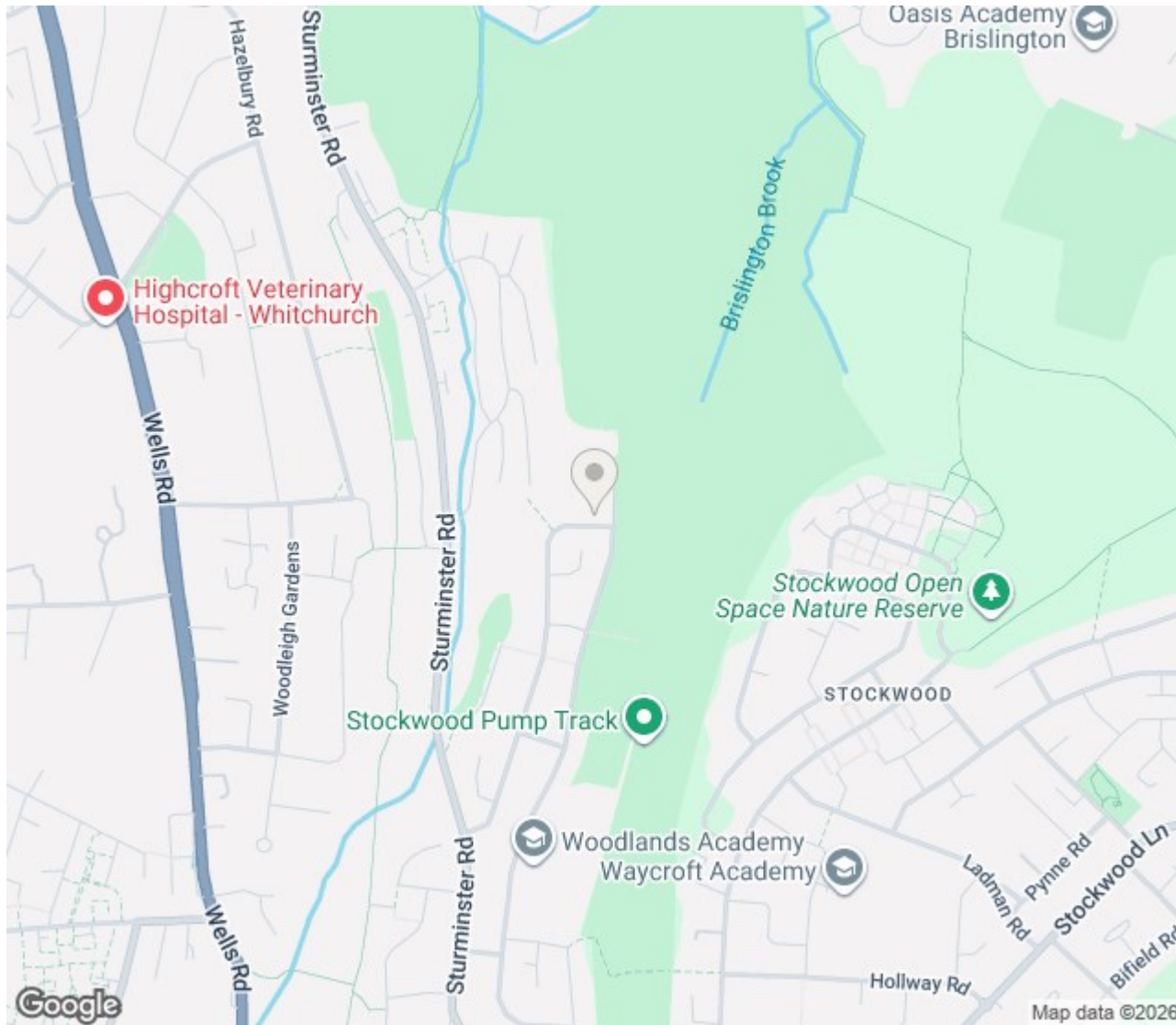


First Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



Total area: approx. 67.9 sq. metres (730.8 sq. feet)



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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.