



**East Dundry Road, Bristol**  
, BS14 0LP

**£300,000**



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

# East Dundry Road, Bristol

## DESCRIPTION

On offer is an exceptional terraced property, a must-see for first-time buyers and families alike. This impressive home is located with easy access to public transport links, local amenities, and nearby schools, making it an ideal residence for those seeking convenience and proximity to essential services.

This property boasts three bedrooms, two of which are spacious doubles, and one single, all offering plenty of space and comfort. The family bathroom is well-appointed, ensuring optimal functionality for all residents.

There is a light and airy lounge to the front which is a perfect space for relaxing and entertaining.

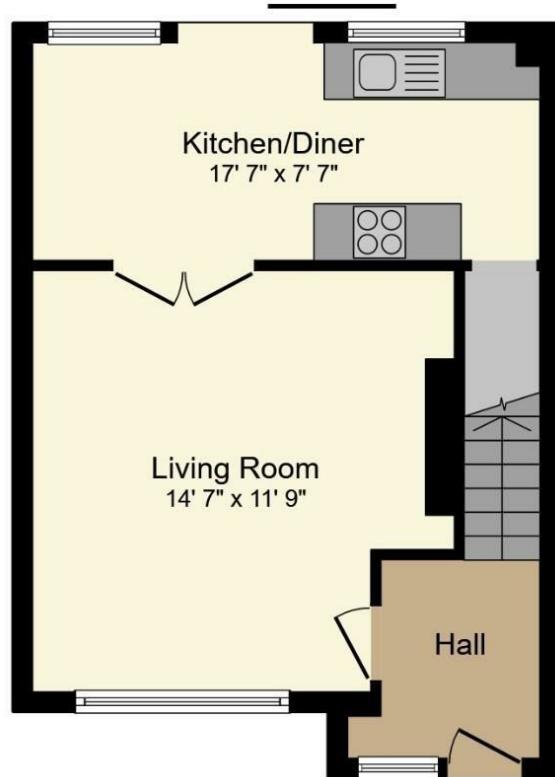
To the rear is a delightful kitchen/diner, it offers a welcoming space for family meals and gatherings. The added feature of sliding patio doors offers easy access to the garden.

The property further benefits from off street parking and an enclosed rear garden.

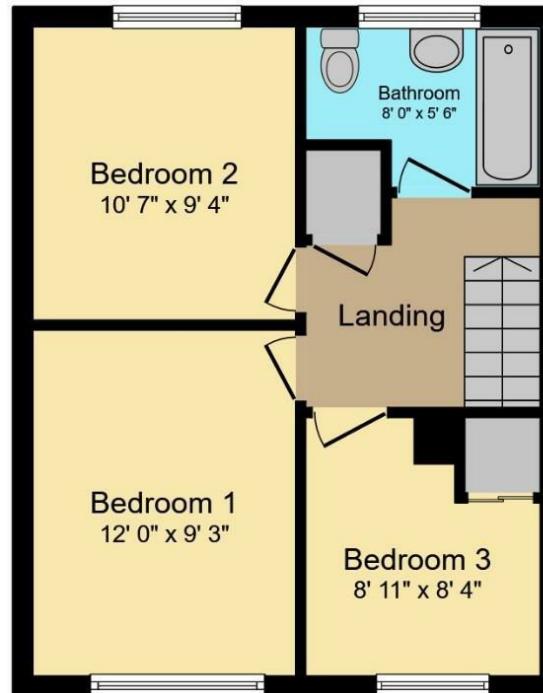
This residence is on the market with no onward chain, providing an excellent opportunity for potential buyers to make a smooth transition.





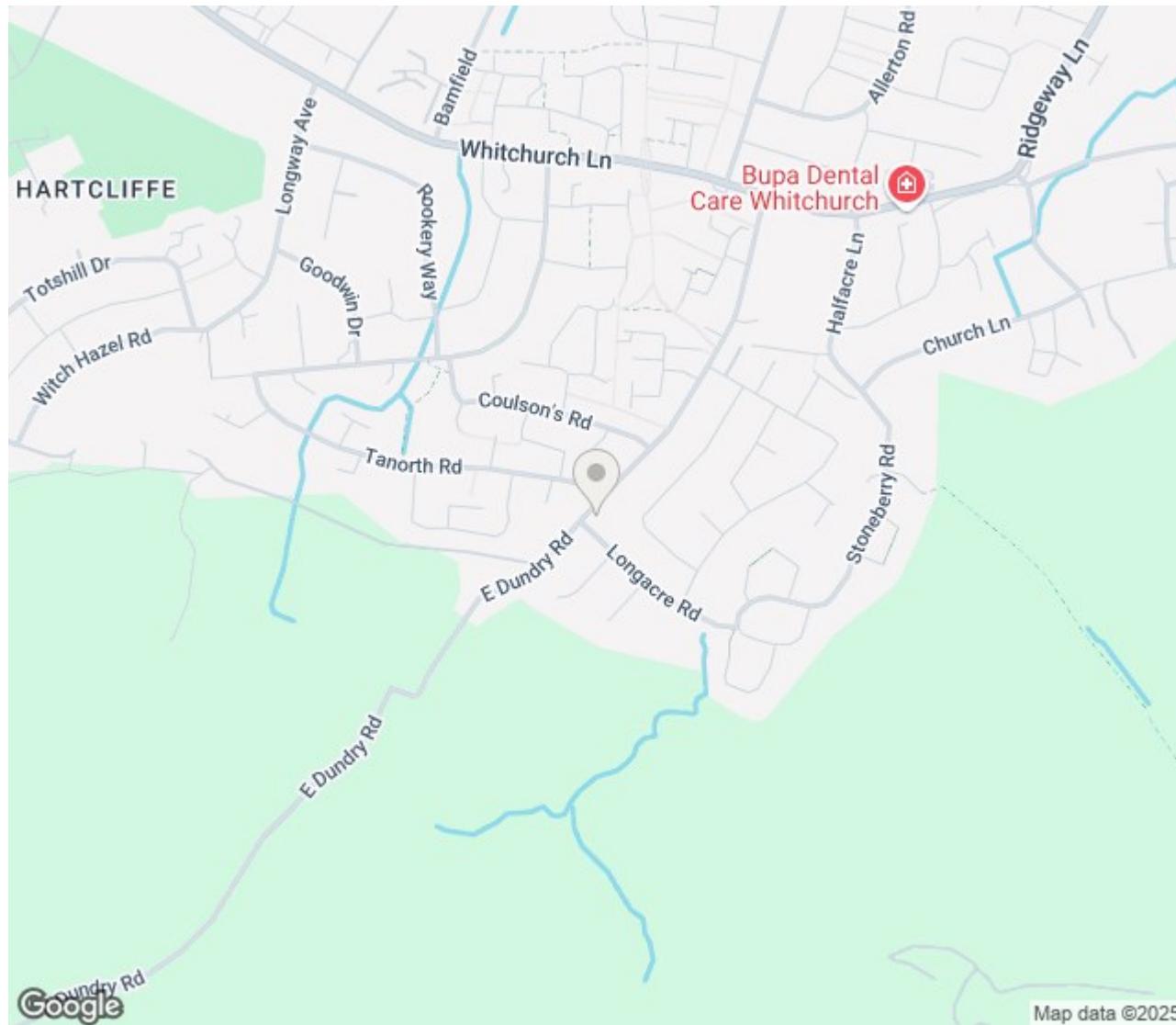


Ground Floor



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](http://www.Propertybox.io)



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(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](mailto:whitchurch@hunters.com)**



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.