



**Fortfield Road, Bristol**  
, BS14 9NU

**£335,000**



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# Fortfield Road, Bristol

## DESCRIPTION

This three-bedroom semi-detached bungalow is for sale, offering well-arranged accommodation and practical outside space, suited to first-time buyers and families.

The ground floor includes a lounge with access to a dining room, which in turn opens to the kitchen and a conservatory via patio doors. The large conservatory provides an additional reception area and features patio doors leading to the private rear garden. The garden benefits from a summerhouse, providing useful additional space. There is a ground floor shower room.

Bedroom accommodation comprises a double bedroom to the front, a single bedroom also to the front, and a third bedroom with a Velux window and eaves storage, providing useful additional space.

Externally, the property includes off-street parking, a garage, and a private rear garden with summerhouse, enhancing both storage and outdoor living options. The property is offered with no onward chain.

Fortfield Road is well placed for local amenities in the BS14 area, including shops, supermarkets and services in nearby Hengrove and Whitchurch. Families benefit from access to nearby schools in the local vicinity.

Public transport links are available via local bus services providing routes into Bristol city centre. Bristol Temple Meads station, accessible by bus or car, offers rail services to destinations including London Paddington, Cardiff and Exeter, with journey times to London from around 1 hour 40 minutes. Green spaces such as nearby parks and playing fields in the surrounding area offer opportunities for walking and recreation.







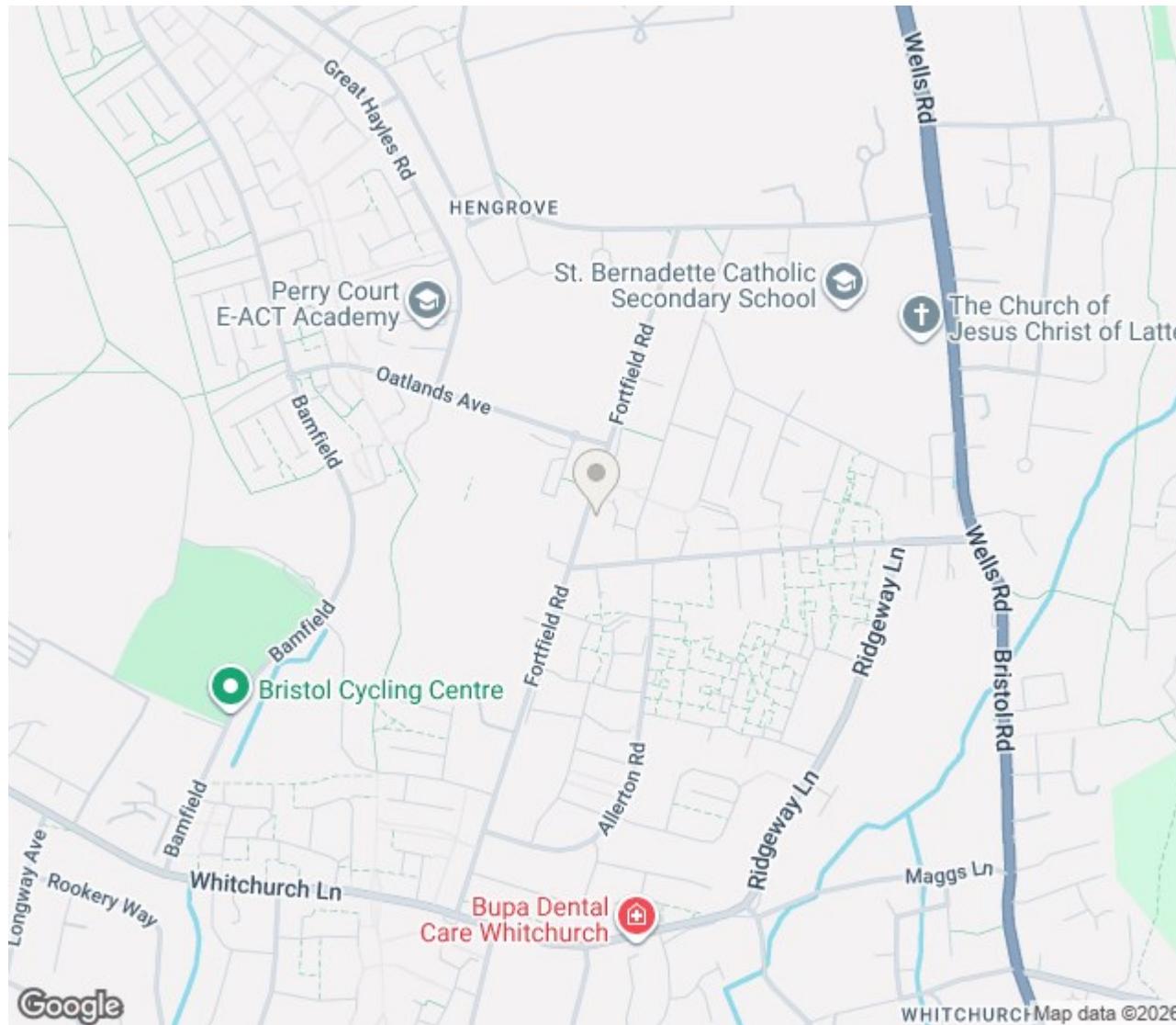
**Approximate Gross Internal Area 89.4 sq m / 963 sq ft**

(excluding Garage, Eaves Storage & Summer House)

**Total Area 116.5 sq m / 1254 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.





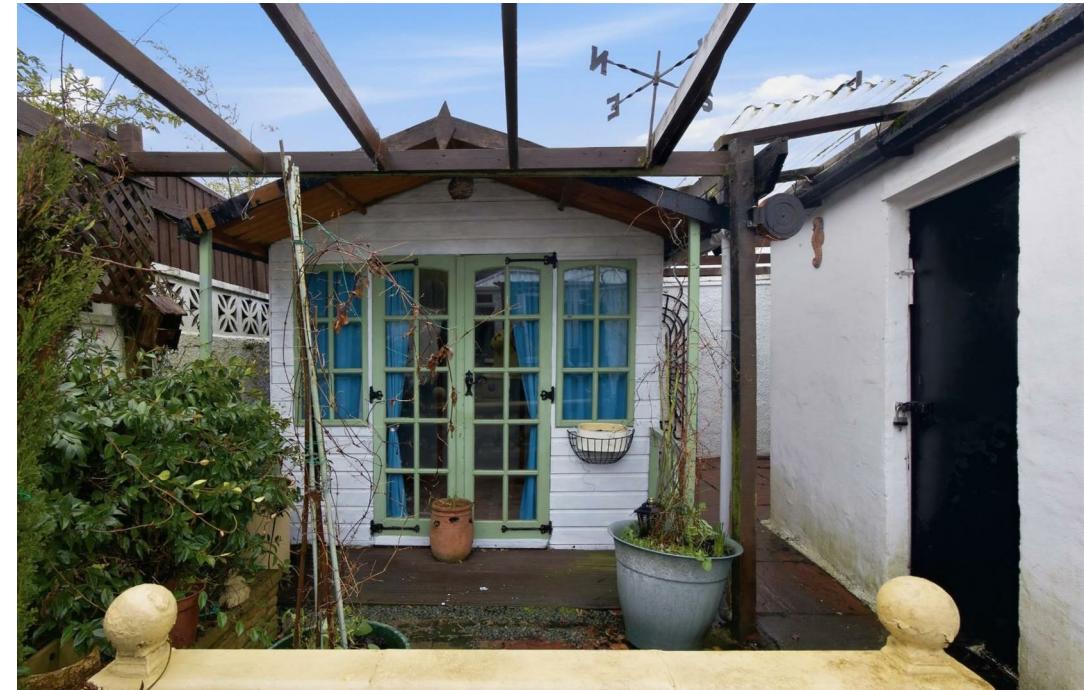
## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		61	71
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**





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.