





Dovercourt Road,  
Bristol,  
BS7 9SF

Offers In Excess Of  
£430,000

 4  1  3  D

Nestled on Dovercourt Road in the charming area of Horfield, Bristol, this delightful house presents an excellent opportunity for both families and investors alike. With generous proportions throughout, the property boasts two spacious reception rooms, three well-appointed bedrooms, and a modern bathroom, making it an ideal home for a growing family. The accommodation is highly versatile, having previously been let as a four-bedroom property under a current HMO license, which may appeal to landlords seeking a solid investment. The house is well presented throughout, ensuring that it is ready for you to move in without delay. With no chain involved, you can enjoy a swift and hassle-free purchase. The property features a great double garage, providing ample storage or parking for one vehicle, and a family-friendly garden that is perfect for outdoor activities and relaxation. The location is particularly advantageous, as it is close to a variety of amenities and shops along Gloucester Road, catering to all your daily needs. Additionally, nearby open green spaces offer excellent opportunities for recreation and leisure. This home is not only suitable for professionals and growing families but also represents a fantastic investment opportunity. We highly recommend viewing this property to fully appreciate its charm and potential. Don't miss out on the chance to make this lovely house your new home.





## GROUND FLOOR

### HALL

Cupboard containing electric fuse box, radiator, staircase to first floor.

### LOUNGE 12'2" x 11'1"

Maximum overall into a UPVC bay window, radiator, picture rail.

### SECOND SITTING/DINING ROOM 14'6" x 10'11"

Radiator, wide opening into kitchen.

### STUDY 11'4" x 5'8"

Interconnecting door into...

### BREAKFAST ROOM/LETTING ROOM 4 13'3" x 8'5"

Pedestal wash hand basin, radiator, UPVC double glazed window to rear with a pleasant open outlook onto the rear garden.

### KITCHEN 12'8" x 8'2"

Timber grain effect range of wall, floor and drawer storage cupboards with stainless steel effect handles, rolled edged working surfaces, splash back tiling and tiled floor, kitchen to include washing machine, tumble dryer, built in gas hob, oven, extractor fan, upright fridge/freezer, velux skylight, twin UPVC double glazed French doors leading onto the rear garden.

## FIRST FLOOR LANDING

Access to roof space.

### BEDROOM 1/LETTING ROOM 1 11'10" x 11'5"

Maximum overall to include a range of fitted wardrobes, wall mounted Vaillant gas fired boiler for domestic hot water and central heating, UPVC double glazed tilt and turn window with a lovely open outlook, picture rail, radiator.

### BEDROOM 2/LETTING ROOM 2 13'4" x 9'10"

UPVC double glazed window to front, radiator, picture rail.

### BEDROOM 3 10'4" x 7'1"

UPVC double glazed window to front, radiator, picture rail.

### SHOWER ROOM/WET ROOM 5'6" x 5'4"

White close coupled WC and wash basin, heated towel rail enclosure with a thermostatically built in shower, waterproof flooring, extractor fan, splash back paneled walls, UPVC double glazed and frosted window to rear.

## EXTERIOR

The extensive rear garden offers two sections of natural stone paved patio/seating areas at the far end of a well tended level lawn. The front garden has been decoratively gravelled for ease of maintenance.

### DOUBLE GARAGE 15'10" x 15'10"

Up and over door, rear pedestrian door onto the rear garden.

### AML (Anti money laundering)

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”



Tenure: Freehold  
Council Tax Band: C

- Generous proportions throughout
- Ideal for growing families
- Great double garage
- Family-friendly garden
- Close to Gloucester Road shops
- Nearby open green space
- Suitable for professionals
- Current HMO license
- Well presented throughout
- No chain - vacant

| 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                             | EU Directive 2002/91/EC | 84        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | 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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.