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HERE TO GET *you* THERE

5 Balmoral Road, Bristol, Gloucestershire, BS30 9AL

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£450,000

Nestled on Balmoral Road in the vibrant city of Bristol, Gloucestershire, this charming dormer bungalow presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property is ideal for families or those looking for extra space. The layout includes three inviting reception rooms, providing ample room for relaxation and entertaining guests.

The property boasts two shower rooms, ensuring convenience for all residents. A delightful conservatory extends the living space, allowing for an abundance of natural light and a perfect spot to enjoy the surrounding gardens throughout the year. The front and rear gardens are well-maintained, offering a serene outdoor retreat for gardening enthusiasts or a safe play area for children.

For those with vehicles, the property features generous parking for up to four vehicles, along with a large garage that provides additional storage or workshop space.

Situated close to local amenities, this home offers the perfect blend of tranquillity and accessibility. Residents will appreciate the convenience of nearby shops, schools, and recreational facilities, making it an ideal location for family living.

In summary, this delightful bungalow on Balmoral Road is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a spacious and well-appointed home.

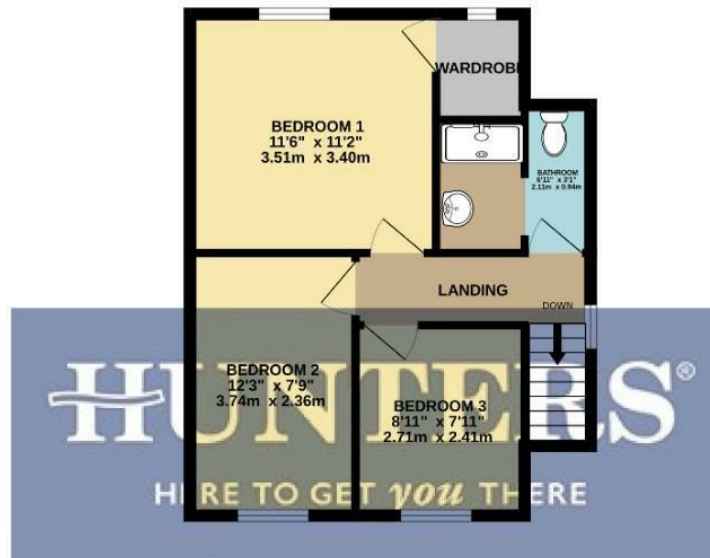
To appreciate all that this property has to offer call Hunters today on 0117 9723948 to arrange your internal viewing.

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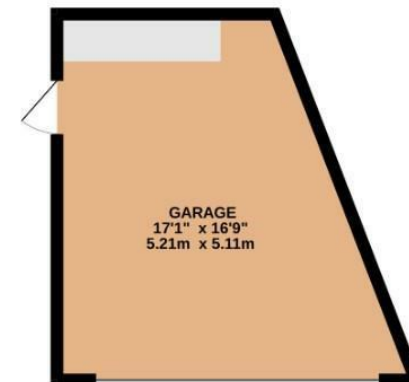
GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



GARAGE
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 1329 sq.ft. (123.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Driveway

Situated to the front of the property providing off street parking for multiple cars, Pathway to house, Access to garden via gate, Garage.

Front Garden

Enclosed via brick wall and fencing, Flower borders with bushes, shrubs and trees. opening for driveway

Entrance Hall

Double glazed entrance door to side elevation, Doors to rooms, Radiator, Laminate floor.

Lounge

Double glazed window to front elevation, Chimney breast, Electric fire, Carpet.

Dining Room

Double doors into Sun Room Radiator, Carpet.

Kitchen

Double glazed windows to side and rear elevation, Range of wall and base units with workspaces above, Integrated oven and microwave, Electric hob with extractor fan above, Integrated dishwasher, Sink drainer, Space for upright fridge freezer, Combi boiler, Vinyl floor.

Study

Double glazed window to front elevation, Stairs to first floor, Carpet.

Conservatory

uPVC double glazed doors leading to the rear garden

Shower Room

Double glazed window to Shower cubicle, Low level W/C, Wash hand basin, Radiator, Vinyl floor.

Landing

Double glazed window to side elevation, Doors to rooms, Carpet.

Bedroom One

Double glazed window to rear elevation, Fitted storage cupboards, Laminate floor. Walk in Wardrobe

Bedroom Two

Double glazed window to front elevation, Carpet

Bedroom Three

Double glazed window to front elevation, Carpet

Shower Room

Double glazed window to side, Shower cubicle, Low level W/C, Wash hand basin, Radiator, Tiled floor.


Rear Garden

Enclosed via brick wall and fencing, Laid to brick paving, Raised flower borders, Side access via gate.

Garage

Situated to the side of the property, Entrance door to side elevation, Electric door to front elevation, Electrics and lighting, Plumbing for washing machine.

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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. 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.



