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*Dorian Close*







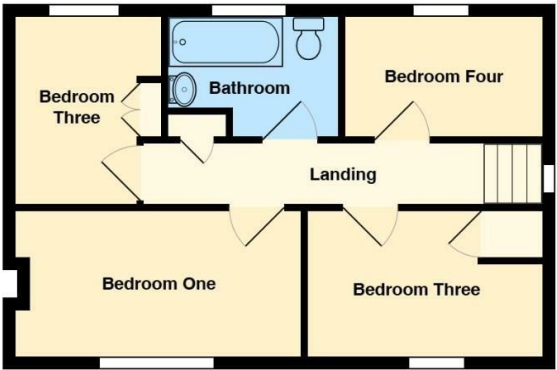
*Four Bedroom Semi Detached House in a great Location, walking Distance to to Southmead Hospital, Situated on a Privet Road.*

Comments by Ms Olivia Melville-Brown



**Property Specialist**  
**Ms Olivia Melville-Brown**  
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Dorian Close, Southmead, Bristol, BS7 0XP



*This house is within walking distance to local Amenities, with Easy Access to Motorway Links & the City Centre. Great House for a Family or Investors.*

Comments by the Homeowner





# Dorian Close

, *Bristol, BS7 0XP*

Offers In Excess Of

£400,000



4 Bedroom(s)



2 Bathroom(s)



1291.68 sq ft



Contact our  
*Property Outlet Branch*

0117 935 4565

Nestled in the tranquil Dorian Close, Bristol, this charming four-bedroom semi-detached house offers a perfect blend of comfort and practicality. Spanning an impressive 1,292 square feet, this property, built in 1965, is ideal for families seeking a spacious home or investors looking for a promising opportunity.

Upon entering, you will find a welcoming cloakroom that leads into two generous reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen is designed for both functionality and style, making it a delightful space for culinary pursuits. Additionally, a convenient utility room enhances the practicality of daily living.

The property boasts a front and rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Situated on a private road, this home offers a peaceful environment while still being close to local amenities and transport links.

With its versatile layout and ample living space, this four-bedroom house is not only a wonderful family home but also a sound investment for the future. Do not miss the opportunity to make this delightful property your own.





|   |   |
|---|---|
| Entrance 7'8" x 7'0" (2.36 x 2.15)        | Bedroom Four 6'7" x 10'4" (2.03 x 3.16)   |
| Lounge 10'10" x 15'11" (3.32 x 4.87)      | <b>Tenure</b><br>We are advised by our client the property is freehold, this is to be confirmed by your legal advisor |
| Dining Room 9'9" x 10'8" (2.98 x 3.26)    |   |
| Kitchen 9'8" x 10'1" (2.96 x 3.08)        | <b>Council Tax Band</b><br>Bristol City Council - Band  |
| Utility 9'11" x 7'8" (3.03 x 2.36)        |   |
| W/C 2'11" x 5'0" (0.91 x 1.54)            |   |
| Landing 19'6" x 2'9" (5.95 x 0.85)        |   |
| Storage Cupboard                          |   |
| Bathroom 6'5" x 7'5" (1.97 x 2.28)        |   |
| Bedroom One 10'11" x 12'11" (3.33 x 3.95) |   |
| Bedroom Two 10'10" x 10'1" (3.32 x 3.09)  |   |
| Bedroom Three 10'6" x 9'9" (3.21 x 2.98)  |   |







