



45 Donegal Road, Bristol, BS4 1PJ

£285,000



- **3D INTERACTIVE TOUR**
  - Three Bedrooms
  - Kitchen & Ground Floor W.C.
- **Off Street Parking and Good Size Rear Garden**
  - **NO ONWARD CHAIN**

Donegal Road is a residential street that borders Knowle and Bedminster and is ideally positioned for access to several green spaces, including the Northern Slopes and the beautiful Victoria Park, a 50 acre Victorian Park with tennis courts, a bowling green, a skate park, a table-tennis table, a mile long marked route for joggers, various exercise stations and a children's play area, offering plenty of opportunities to escape the hustle and bustle of city life. There are regular bus services operating along the road, making commuting into the city straight forward. For those who would prefer to walk, Temple Meads Station is approximately a 45 minute walk, with the city center being a little further. There are also plenty of pubs and cafés to enjoy nearby, such as the highly regarded The Victoria Park, The Knowle, and Bank. North Street is just a 10-minute cycle away, offering a host of popular independent shops, cafes & eateries.

Positioned on a slightly elevated and generous plot, this attractive three-bedroom semi-detached property is offered to the market with no onward chain. Benefiting from a private driveway with parking for two vehicles, the home also boasts a spacious rear garden, offering excellent scope for future extension (subject to the necessary planning consents).

The ground floor features a bright and airy sitting room with stylish engineered wooden flooring, a modern fitted kitchen, and a convenient downstairs W.C. Upstairs, the accommodation comprises three well-proportioned bedrooms and a contemporary family bathroom.

With ample outdoor space, a desirable layout, this property presents an ideal opportunity for first-time buyers or growing families alike.

Living Room 15'11" max x 12'11" max (4.87 max x 3.94 max)

Kitchen 16'0" x 7'8" (4.89 x 2.34)

Ground Floor Cloakroom 3'8" x 2'7" (1.14 x 0.80)

Bedroom One 12'10" max x 11'0" max (3.92 max x 3.36 max)

Bedroom Two 11'10" max x 7'8" max (3.63 max x 2.34 max)

Bedroom Three 9'3" x 7'7" (2.84 x 2.33)

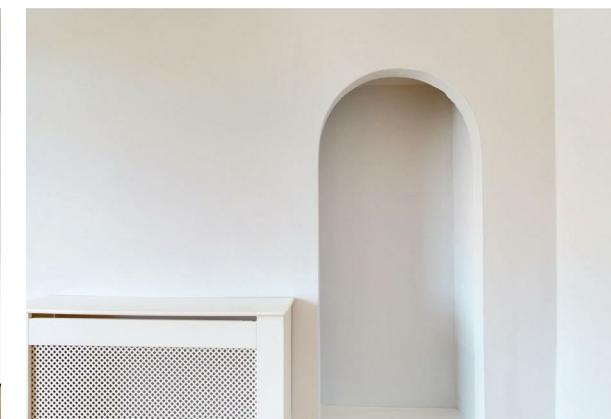
Bathroom 6'0" x 4'3" (1.84 x 1.32)

Tenure - Freehold

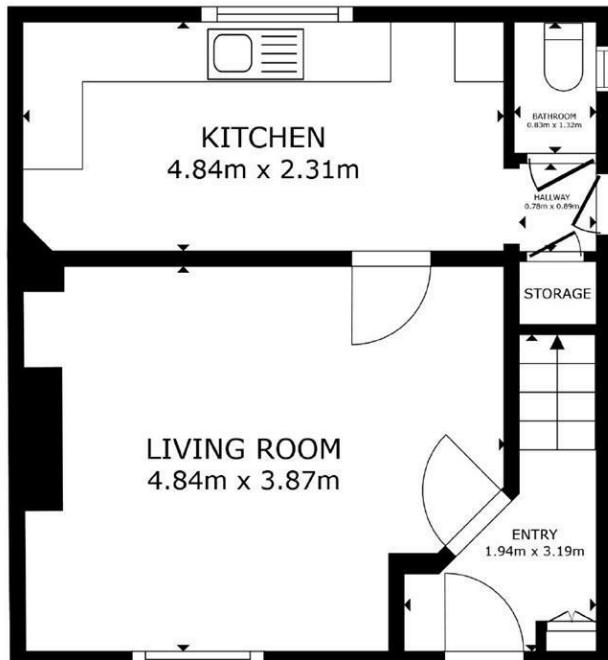
Council Tax Band - B

- **Semi-Detached Home**

- **Sitting Room**
- **Upstairs Bathroom**
- **Sizable Plot With Potential to Extend STPP**
- **Energy Rating - D**



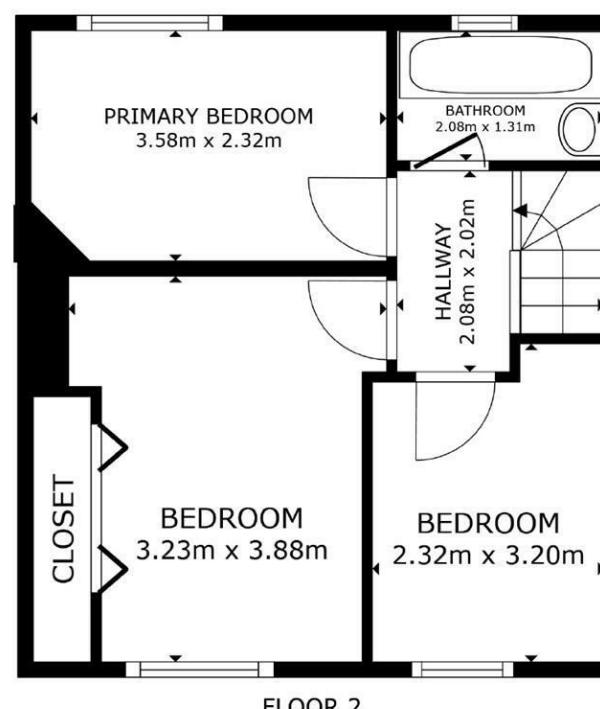




FLOOR 1

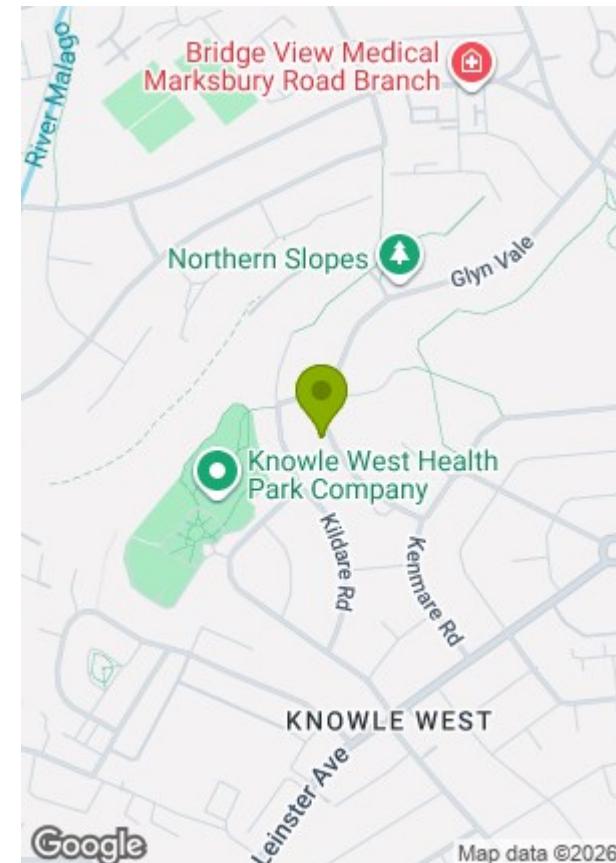
GROSS INTERNAL AREA  
FLOOR 1 36.4 m<sup>2</sup> FLOOR 2 35.9 m<sup>2</sup>  
TOTAL : 72.3 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

Matterport®



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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			