



- **Energy Rating - D**
- **Two Bedrooms**
- **Full Width Kitchen / Diner**
- **Modern Bathroom With Separate Shower**
- **Driveway Providing Off Street Parking**
- **Extended Semi Detached Bungalow**
- **19ft Lounge**
- **Utility**
- **No Onward Chain**
- **Westerly Facing Rear Garden**

This beautifully refurbished two-bedroom semi-detached bungalow on Fortfield Road, Whitchurch, is presented to an exceptional standard throughout and offers stylish, modern living in a sought-after location.

The property has undergone a full programme of refurbishment in recent years, with a full-width rear extension which creates a stunning open-plan kitchen/diner. This impressive space is flooded with natural light from skylights and patio doors that open directly onto the westerly-facing rear garden – perfect for entertaining or relaxing. The contemporary fitted kitchen comes complete with integrated appliances, while a separate utility area provides practical convenience.

The modern bathroom has also been thoughtfully designed, featuring both a bath and a separate walk-in shower.

Externally, the rear garden enjoys a westerly aspect, offering a private outdoor retreat ideal for enjoying the afternoon and evening sun.

Situated close to a range of local amenities, schools, and green spaces, this home combines modern comforts with everyday convenience, making it an ideal choice for downsizers, first-time buyers, or anyone seeking single-level living.

Lounge 19'8" x 10'5" (6 x 3.2)

Kitchen / Diner 18'6" x 10'1" (5.66 x 3.09)

Utility 7'4" x 6'11" (2.25 x 2.13)

Bedroom One 13'9" x 10'5" (4.2 x 3.2)

Bedroom Two 9'3" x 7'8" (2.82 x 2.34)

Bathroom 8'6" x 7'6" (2.6 x 2.3)

Tool Shed 13'10" x 7'8" (4.22 x 2.36)

Tenure Status - Freehold

Council Tax - Band C





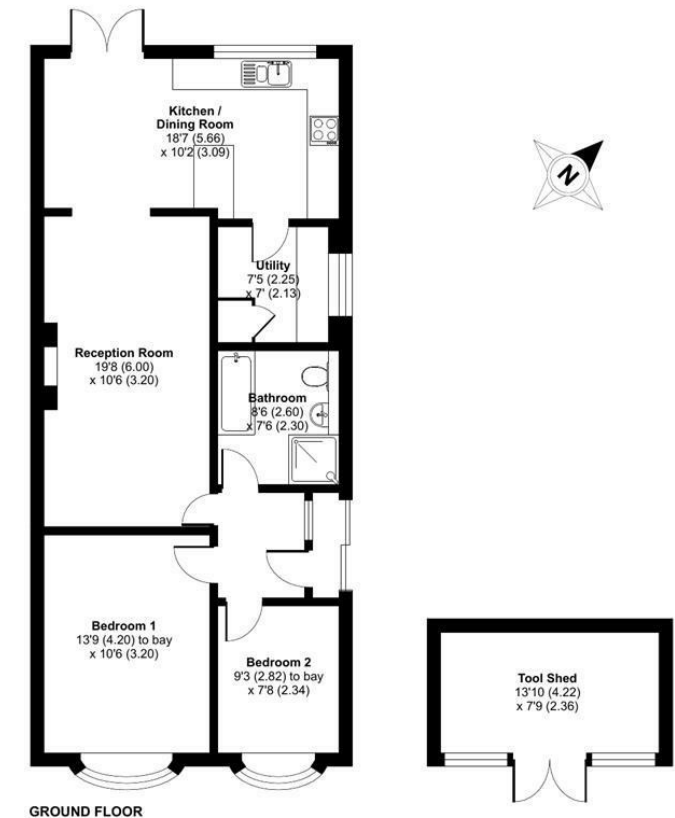






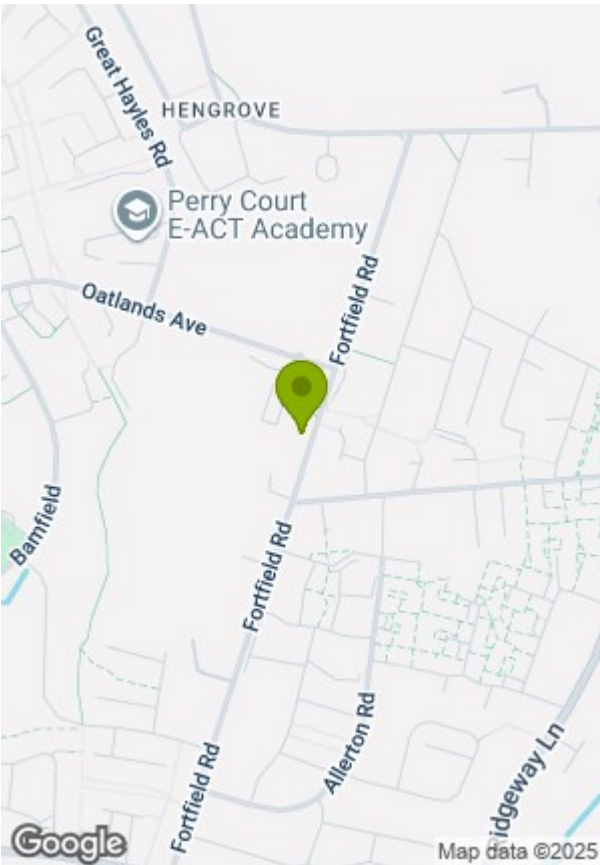
Fortfield Road, Bristol, BS14

Approximate Area = 835 sq ft / 77.6 sq m
Outbuilding = 106 sq ft / 9.8 sq m
Total = 941 sq ft / 87.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1348663

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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		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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