



50 Fortfield Road, Bristol , BS14 9NT

Offers Over £330,000

## NO ONWARD CHAIN:

This detached home on Fortfield Road in Whitchurch is full of potential, offering buyers the perfect opportunity to make it their own.

A welcoming hallway leads to a bright sitting room with French doors opening into the dining room, creating a lovely space for entertaining. The kitchen provides ample cupboard space and sliding doors leading to the garden. Upstairs, there are three well-proportioned bedrooms, two doubles, and a family bathroom.

Outside, the home benefits from a driveway, a garage, and a generous rear garden with a patio, lawn, and mature trees adding privacy. Conveniently located within walking distance of schools, nurseries, shops, parks, and bus routes into Bristol City Centre, this home offers both potential and practicality.

Sitting Room 11'11 x 12'02 (3.63m x 3.71m)

Kitchen Diner 10'11 x 18'09 (3.33m x 5.72m)

Bedroom One 12'10 max x 13'03 max (3.91m max x 4.04m max)

Bedroom Two 9'11 max x 12'05 max (3.02m max x 3.78m max)

Bedroom Three 7'01 x 8'06 (2.16m x 2.59m)

Bathroom 6'10 x 7'10 max (2.08m x 2.39m max)

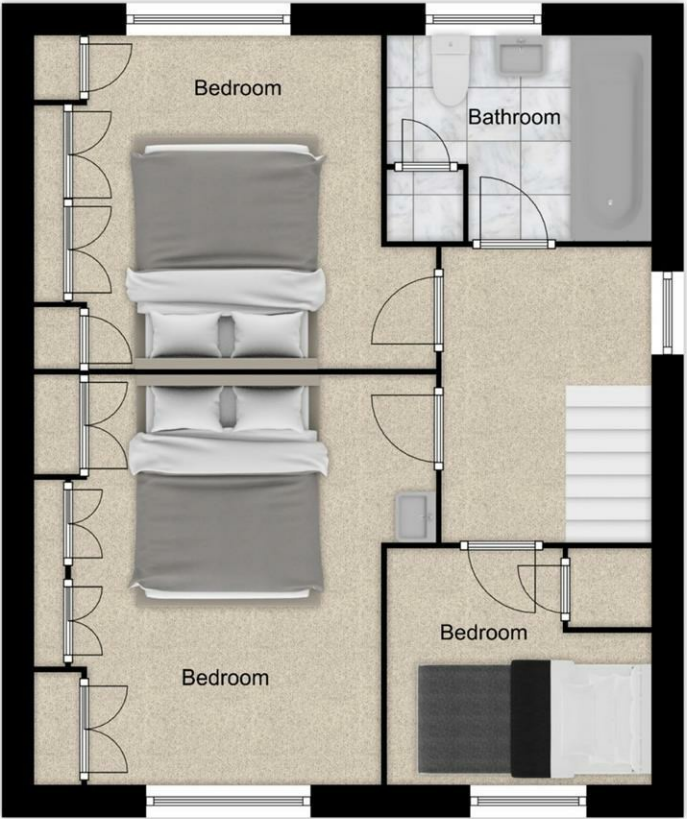
Tenure - Freehold

Council Tax Band - D

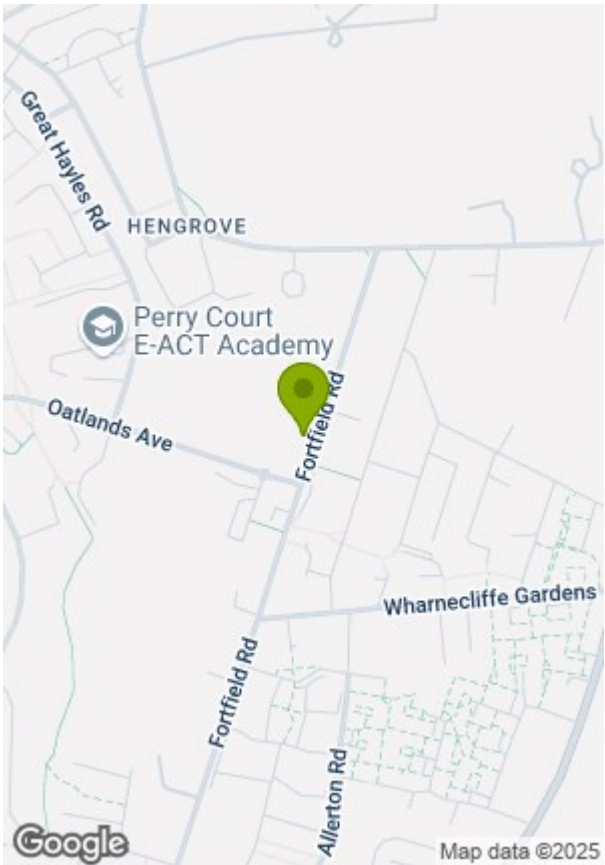
- Energy Rating - D
- No Onward Chain
- Three Bedrooms
- Generous Sized Garden
- Detached Home With Garage
- Driveway







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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 84                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 66      |                         |
| (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 <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, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.