



- **Energy Rating - D**
- **Three Bedrooms**
- **Studio Room & Utility Room**
- **Front & Rear Gardens**

- **Semi Detached Family Home**
- **25ft Lounge/Diner**
- **Conservatory**
- **Driveway Providing Off Street Parking**

If you are looking for a practical family home in a well connected Whitchurch location, this three bedroom semi detached house on Fortfield Road is well worth your attention.

Set close to everyday essentials including Asda Superstore, Whitchurch Health Centre, local schools and reliable transport links, the location works hard for modern family life while still feeling firmly residential.

Step inside and you will find a home that offers space where it matters. The standout feature is the generous 25ft lounge / diner, a versatile room that easily accommodates family living, dining and entertaining. The kitchen sits conveniently alongside, with a separate utility room taking care of the practicalities. To the rear, a conservatory provides a bright link between the house and garden, ideal as a second sitting area or play space.

One of the real advantages here is the converted garage, now a studio room that could serve as a home office, hobby space or teenage retreat. There are a few cosmetic touches left for the next owner, offering a great opportunity to add your own stamp without taking on major work.

Upstairs, the layout is straightforward and family friendly, with three bedrooms and a first floor bathroom.

Outside, the enclosed rear garden is a good size and offers plenty of scope for relaxing, entertaining or letting children and pets play safely. To the front, a block paved driveway provides ample off street parking.

With double glazing and gas central heating already in place, this is a solid, well located home that combines space, flexibility and potential in equal measure.

Lounge/Diner 25'4" x 10'9" (7.74 x 3.3)

Kitchen 11'9" x 6'9" (3.6 x 2.06)

Conservatory 12'4" x 7'8" (3.76 x 2.35)

Utility 9'4" x 3'10" (2.85 x 1.17)

Bedroom One 13'6" x 11'1" (4.14 x 3.39)

Bedroom Two 12'0" x 10'11" (3.67 x 3.35)

Bedroom Three 10'5" x 6'11" (3.2 x 2.11)

Bathroom 6'11" x 6'1" (2.11m x 1.86m)

Studio 19'5" x 8'0" (5.94 x 2.45)

Council Tax - Band C

Tenure Status - Freehold





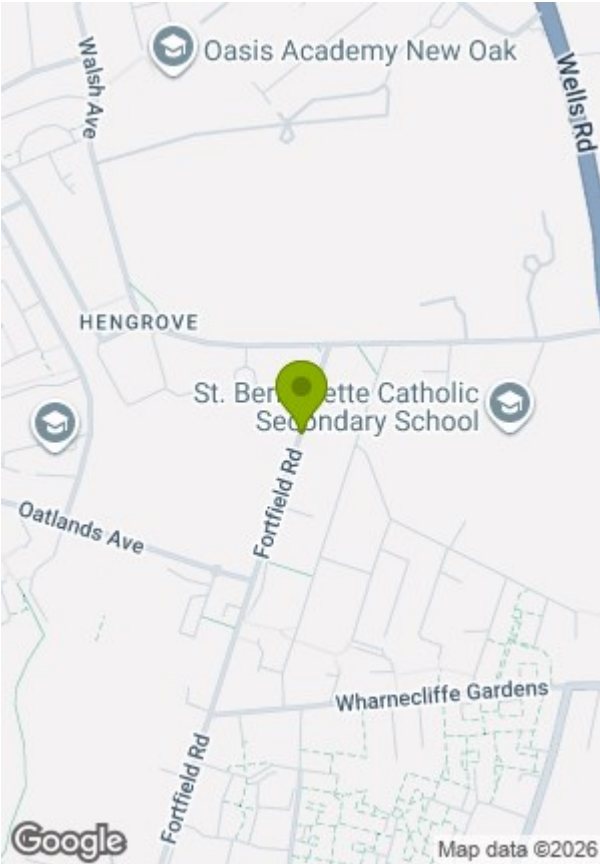
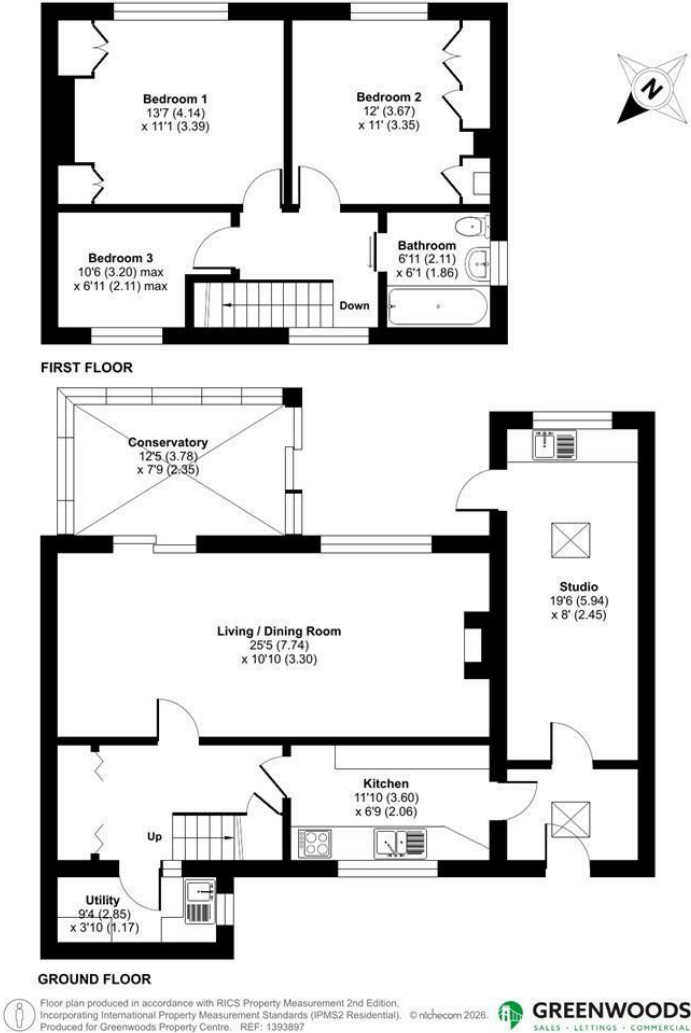






Fortfield Road, Bristol, BS14

Approximate Area = 1284 sq ft / 119.2 sq m  
For identification only - Not to scale



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   | 68                      | 72        | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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