



- **Energy Rating - D**
- **Two Double Bedrooms**
- **Good Size Kitchen**
- **Bathroom & Separate W/C**

- **Large Detached Bungalow**
- **18ft X 14ft Lounge**
- **Garage & Driveway**
- **No Onward Chain**

Set just off the A37 Wells Road on the ever-popular Mowbray Road, this larger than average detached bungalow presents an excellent opportunity for buyers seeking space, potential and a convenient location.

The accommodation offers a generous layout, beginning with a spacious lounge that provides a comfortable setting for everyday living. The kitchen is well proportioned and offers plenty of scope for modernisation, while two good-sized double bedrooms provide flexible living options. A bathroom and separate WC add to the practicality of the layout.

To the rear, the garden is a real highlight, enjoying far-reaching views and offering a wonderful sense of openness. It's an ideal space to relax, garden or reimagine to suit your needs. Externally, the property also benefits from a garage and driveway, providing off-street parking.

Requiring some updating throughout, this bungalow offers a fantastic blank canvas for buyers looking to create a home tailored to their own tastes. Offered to the market with no onward chain, it represents a superb opportunity in a well-connected and sought-after location.

Lounge 18'0" x 14'4" (5.49 x 4.37)

Kitchen 13'1" x 8'11" (4.01 x 2.72)

Bedroom One 12'9" x 12'4" (3.91 x 3.78)

Bedroom Two 12'9" x 10'9" (3.91 x 3.30)

Bathroom 7'1" x 5'10" (2.18 x 1.78)

W/C 5'8" x 4'1" (1.73 x 1.27)

Garage 19'7" x 8'2" (5.99 x 2.49)

Tenure Status - Freehold

Council Tax - Band D





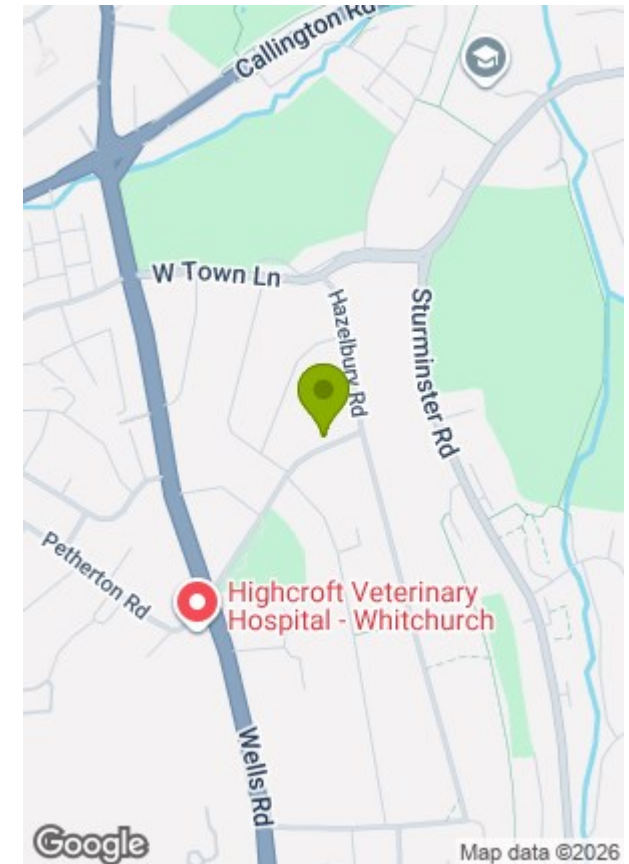
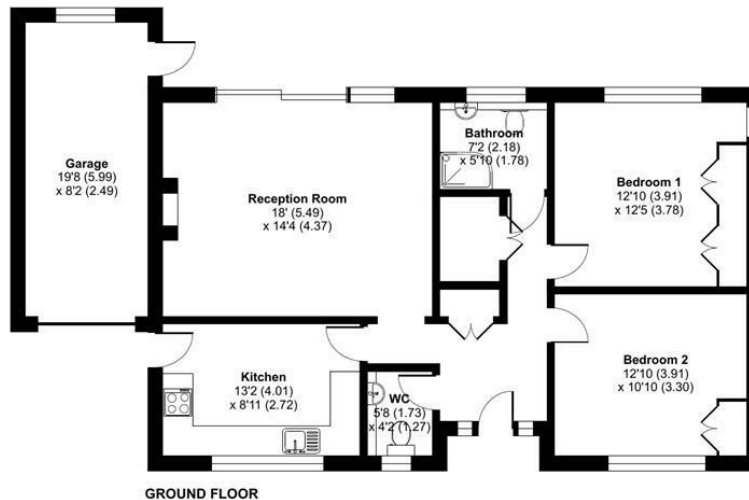






Mowbray Road, Bristol, BS14

Approximate Area = 903 sq ft / 83.9 sq m
Garage = 160 sq ft / 14.9 sq m
Total = 1063 sq ft / 98.8 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		66	75
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		66	75
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.