



## 102 Dutton Road, Bristol, BS14 8BS

**£245,000**

For sale is a three-bedroom terraced house offered with no onward chain. This property offers a great deal of potential and is a perfect opportunity for families or couples looking to create their dream home.

The property comprises a single, cosy reception room, complete with a fireplace making it the perfect space for relaxation and entertaining. The open-plan kitchen and dining area provides a fantastic social hub, perfect for family meals or entertaining friends. This property benefits from a Worcester combination boiler and UPVC double glazing, offering an energy-efficient home with an EPC rating of D.

The house boasts two double bedrooms, offering ample space and versatility to meet your living needs. The third bedroom is a generous single, offering you the unique opportunity to personalise this space to your liking. There is a wet room and a separate WC.

Externally, the property enjoys close proximity to local green spaces, including nearby parks and a nature reserve, ideal for those who enjoy outdoor activities or simply a leisurely stroll. Additionally, the property is

### Entrance Hall



### Bedroom One

13'3" x 10'11" (4.05 x 3.34)



### Sitting Room

13'0" x 11'9" (3.97 x 3.59)



### Kitchen / Diner

18'0" x 9'4" (5.51 x 2.87)



### Bedroom Two

13'8" x 9'2" (4.18 x 2.80)



### Bedroom Three

9'6" x 8'11" (2.90 x 2.72)



### First Floor Landing

### **Wet Room**

5'10" x 4'10" (1.78 x 1.49)



### **Separate WC**



### **Outside**



### **Agent Note**

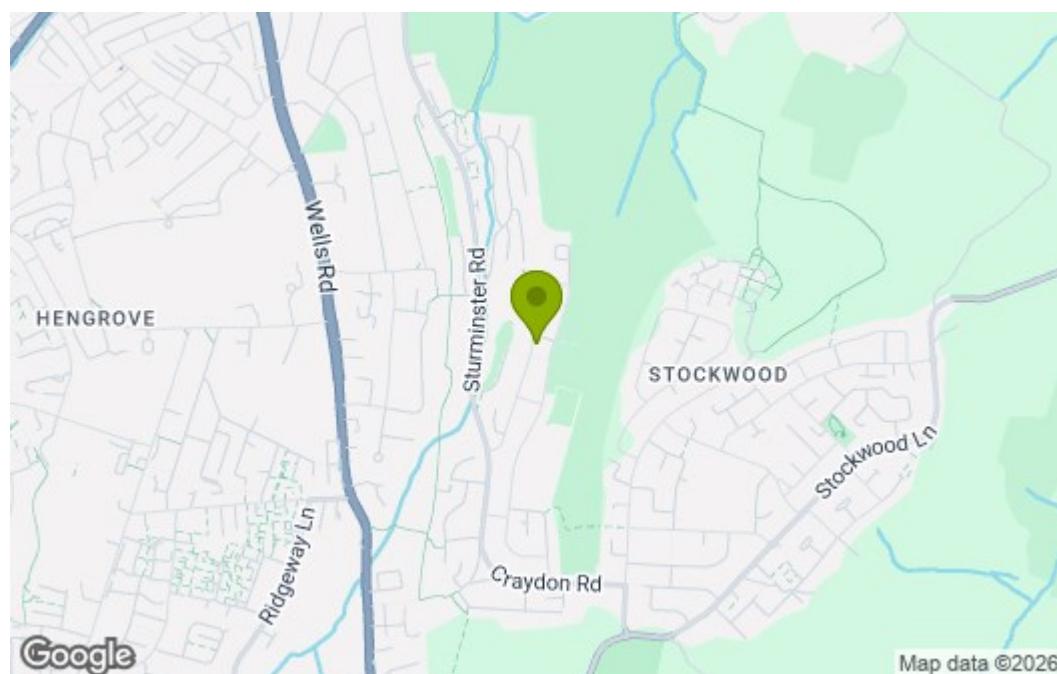
Please note the construction of this property is a Laing Easi Form. Your mortgage lender will need to be informed of this. If you have any queries regarding this please do ask one of our agents.

## Floor Plan

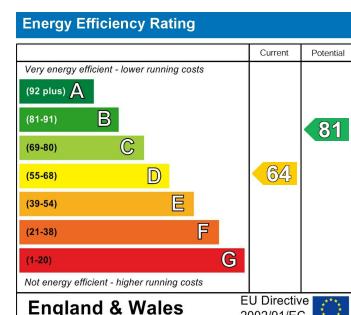


Total area: approx. 81.2 sq. metres (874.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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