



86 Dutton Road, Bristol, BS14 8BS

£245,000

A neatly presented two-bedroom end of terrace house in the BS14 area of Bristol, offered with no onward chain. Neutrally decorated throughout, the property offers two double bedrooms, a sitting / dining room, modern kitchen / breakfast room and modern bathroom. A driveway to the front provides convenient off-street parking, while further benefits include double glazing, gas central heating, an EPC rating of D and Council Tax Band B.

The property is ideally positioned for access to local woods and a nearby nature reserve, providing pleasant walking routes and green open spaces. Parks and recreational areas around Stockwood and Brislington are also within easy reach.

A range of local amenities can be found nearby, including shops, supermarkets, cafés and everyday services in Brislington and Whitchurch. There are also a selection of primary and secondary schools within the surrounding BS14 and BS4 areas.

Entrance Hall



Bedroom One

15'8" x 10'5" (4.79 x 3.19)



Sitting / Dining Room

15'9" x 6'6" (4.81 x 2.00)



Bedroom Two

10'11" x 7'3" (3.33 x 2.21)



Kitchen / Breakfast

15'8" x 10'4" (4.78 x 3.16)



Bathroom

6'2" x 5'6" (1.90 x 1.68)



First Floor Landing

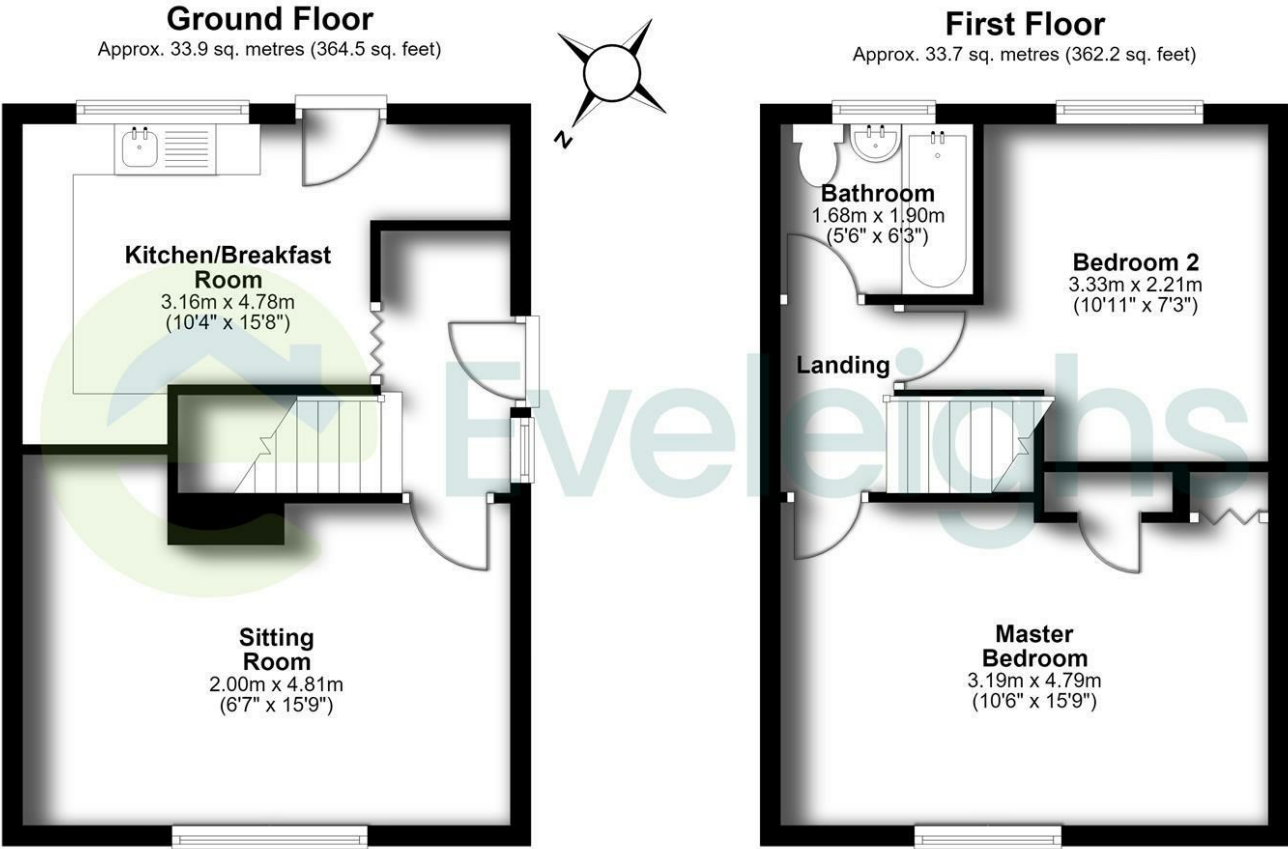
Outside



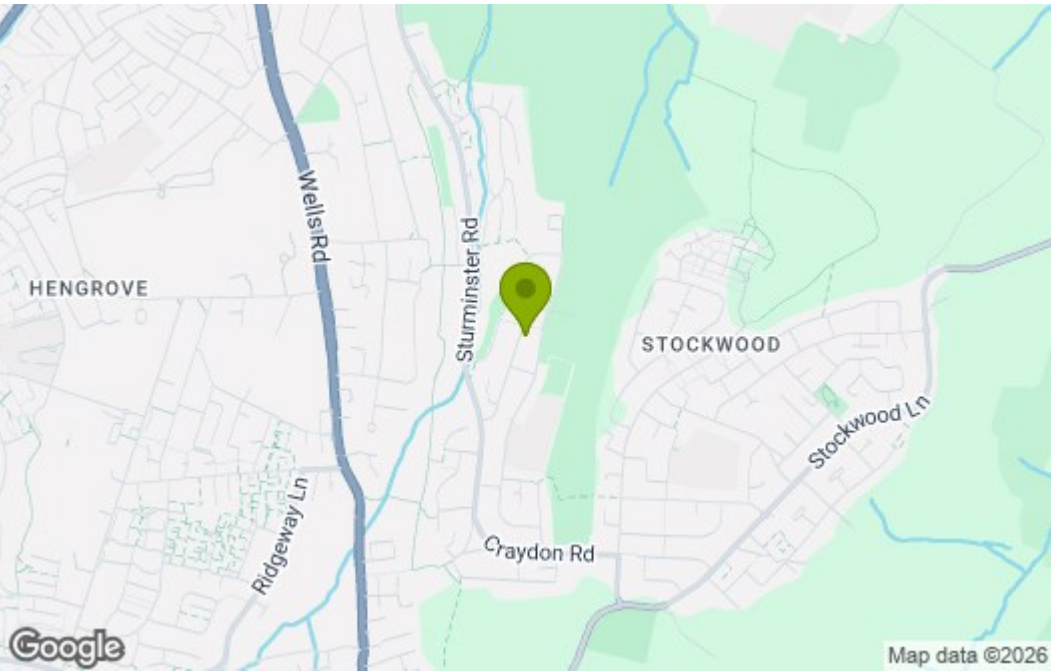
Agent Note

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.

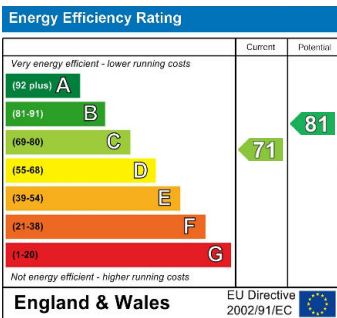
Floor Plan



Area Map



Energy Efficiency Graph



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