



cj HOLE
est. 1867

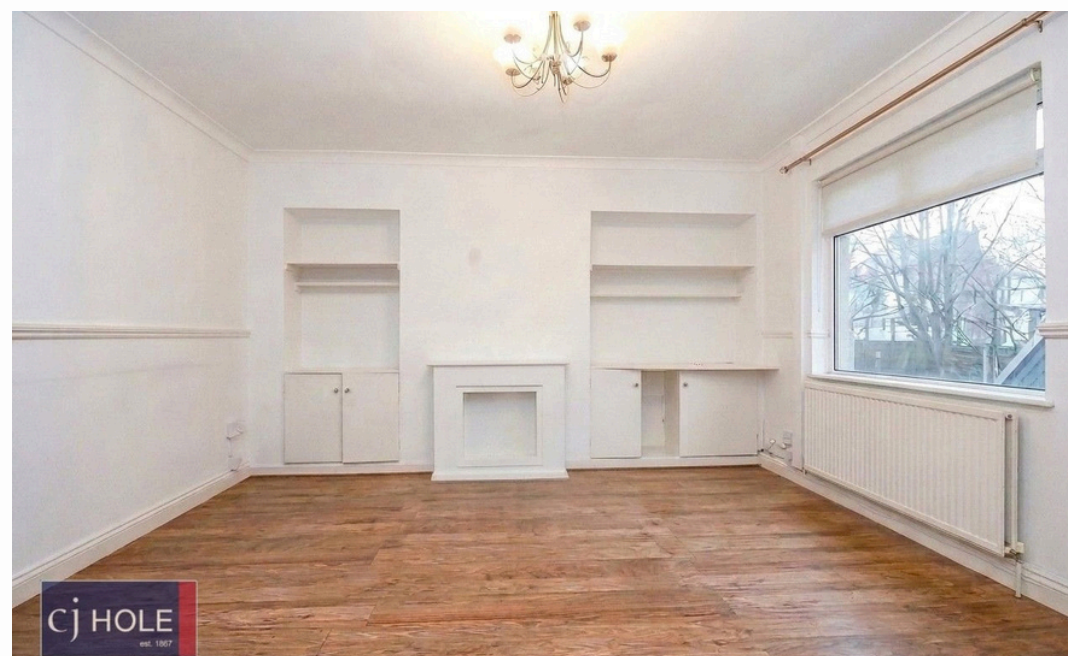
51 Fonhill Road, Bristol, BS10
5SR

Offers in excess of: £300,000

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Situated in a convenient and well-connected location, this spacious semi-detached family home offers well-balanced accommodation, off-street parking for two vehicles and a generous low-maintenance rear garden, all within easy reach of Southmead Hospital, Airbus, Rolls-Royce and the M4/M5 motorway networks.

- Council Tax Band: B
- Freehold
- EPC: D
- Spacious three-bedroom semi-detached home
- Downstairs cloakroom/WC
- Principal bedroom with fitted wardrobes
- Off-street parking for two vehicles
- Generous low-maintenance rear garden
- Convenient for Southmead Hospital, Airbus and Rolls-Royce
- Excellent access to the M4 and M5 motorway networks
- Close to sought-after local primary schools



The property is entered via a porch, opening into a bright and welcoming living room. This attractive reception space benefits from modern wood-effect flooring, fresh neutral décor and an abundance of natural light.

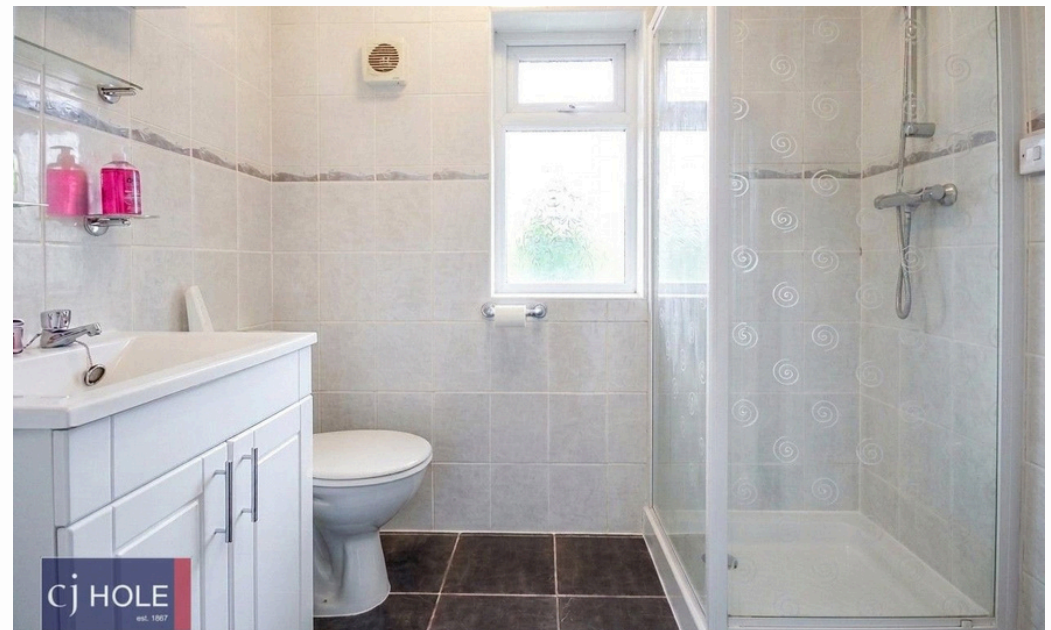
To the rear, the spacious kitchen provides ample worktop and cupboard space, creating a practical setting for everyday family living. A convenient downstairs cloakroom/WC is accessed from the kitchen.

To the first floor, there are three bedrooms, comprising a principal bedroom to the front with fitted wardrobes, a further good-sized double bedroom and a comfortable single bedroom, ideal as a child's room, nursery or home office.

Completing the accommodation is a modern family shower room, fitted with a generous shower enclosure and contemporary finishes.

Outside, the property benefits from off-street parking for two cars to the front. To the rear is a particularly generous garden, designed with ease of maintenance in mind and offering excellent space for outdoor dining, family use and storage.

The property is also within walking distance of Southmead Hospital and sought-after local primary schools, making it an excellent choice for families, first-time buyers and professionals alike.





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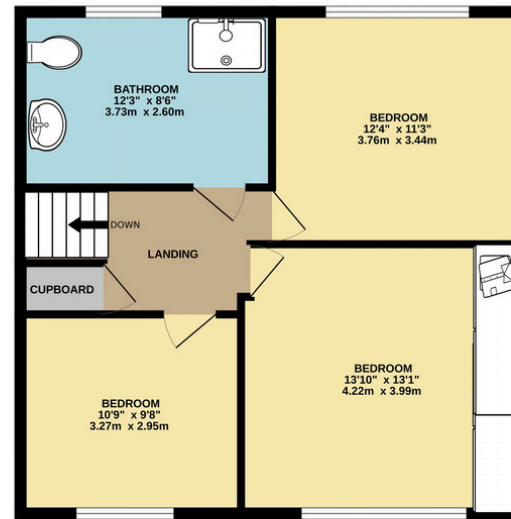


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GROUND FLOOR



1ST FLOOR



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