

richard
james



32 Fitzgerald Road, Bristol, BS3 5DG

Offers Over £425,000



IN A NUTSHELL



*** NO ONWARD CHAIN ** IDEAL FOR A FIRST TIME BUYER OR FAMILY ***

This three bedroom terrace property is well located on the popular Fitzgerald Road in Lower Knowle, close to Victoria Park and would be perfect for a couple or family looking for a home to put their own stamp on.

The ground floor living accommodation comprises; entrance porch, entrance hall, a bay fronted living room, dining room, kitchen and conservatory.

The first floor offers; first floor landing, a generous main bedroom with fitted wardrobes, bedroom two which also offers fitted wardrobes, bedroom three plus the family bathroom.

To the rear is an enclosed rear garden mainly laid to lawn with a detached garage at the rear accessed via rear lane and up and over door.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



EXCEPTIONAL SERVICE

Our team will guide you through the process of buying or selling your home. We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

-  Honest valuations in current market conditions
-  Dedicated sales progression team
-  Recommended financial advisors
-  5* service from valuation to completion
-  Award winning lettings service
-  Ahead of the game marketing strategies
-  Professional photography
-  Social media marketing
-  Top listings on Rightmove and Zoopla

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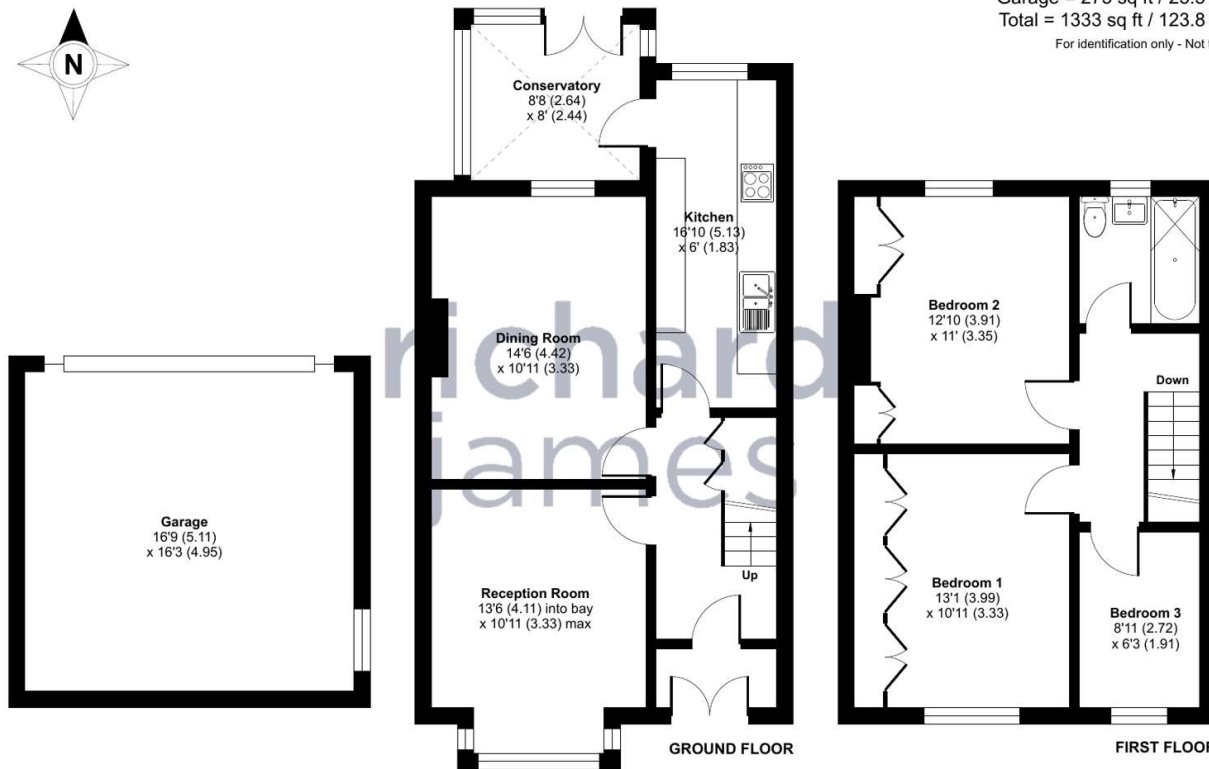
**richard
james**

1 Lucena House | Shaw Village Centre | Swindon | SN5 5PY

07557 304 216 | 01793 311 030

jackrogers@richardjames.uk

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Richard James. REF: 1087107

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1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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