



2 Dentwood Grove, Bristol, BS9 2QH

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A beautifully presented three bedroom semi detached home situated in a quiet cul de sac close to the Blaise Estate, with a stunning well proportioned west facing garden, garaging for one car and off street parking for two cars on hard standing at the front of the property. Some of the other benefits include a lovely spacious eat in kitchen, a pleasant conservatory leading to the large garden, a well proportioned lounge, some stunning outlooks over Bristol and the potential to extend into the loft or to the side and rear of the property.



3



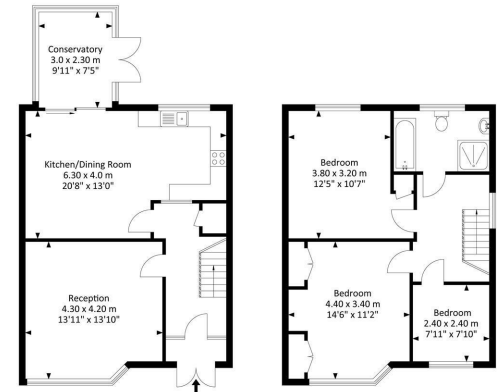
2



1



Approx. Gross Internal Area
1158.0 Sq.Ft - 107.50 Sq.M

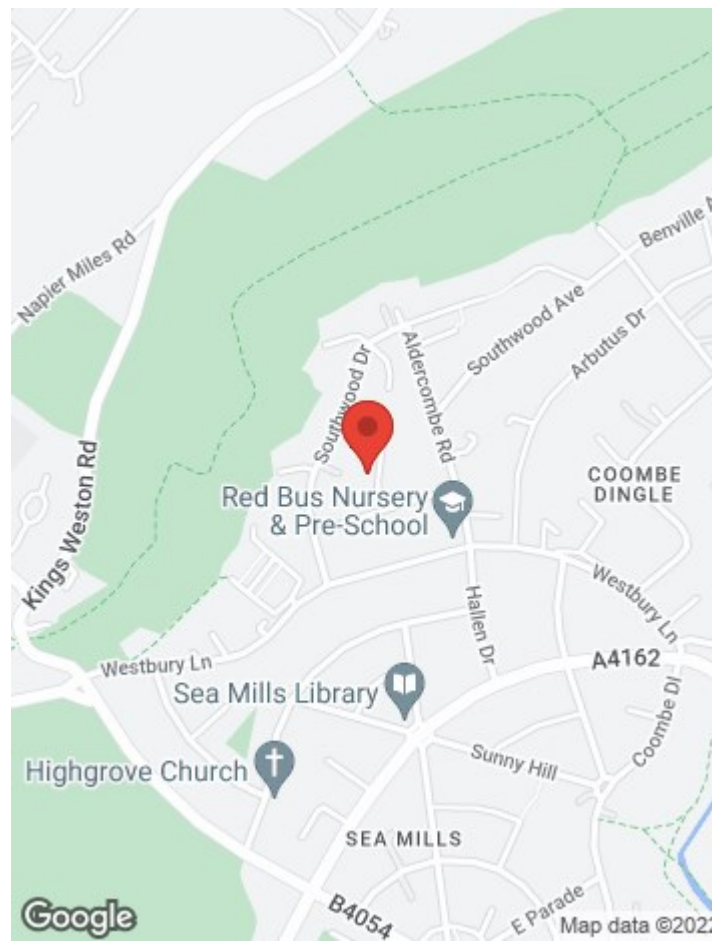
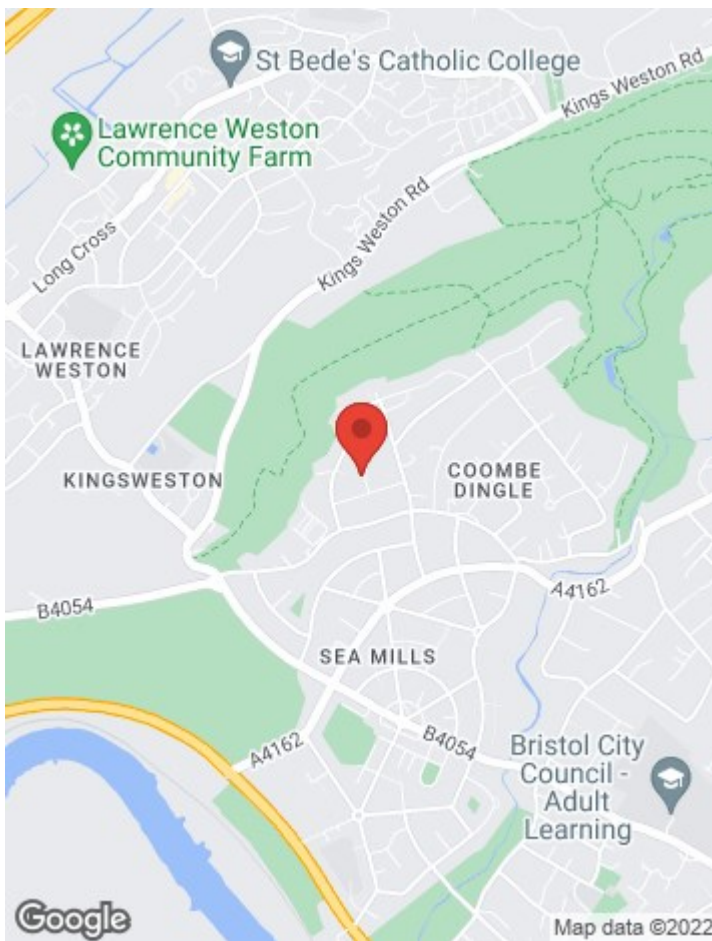


For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Ground Floor

First Floor





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	87
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

OTHER INFORMATION



28 Princess Victoria Street, Bristol, BS8 4BU
 Tel: 0117 973 1516
 post@hydes.co.uk | www.hydes.co.uk

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