





- **Energy Rating - B**
- **Three Double Bedrooms**
- **Separate Sitting Room**
- **Garage**
- **Beautifully Presented**

- **Semi-Detached Family Home**
- **High Gloss Kitchen/Diner**
- **Off-Street Parking**
- **Sizeable Rear Garden**
- **Close To Local Amenities**

Located adjacent the Hengrove Leisure Park, South Bristol Skills Academy, South Bristol Community Hospital, a multiplex cinema, various restaurants, educational institutions, and supermarkets like Asda and Tesco, Hengrove Square ensures unparalleled accessibility. Additionally, it offers swift access to the A4174 route to Bristol Airport and the Metro Link to the bustling city centre.

The property is presented to a high standard and offers spacious living over three levels. The ground floor features a contemporary high-gloss kitchen/diner with integrated white goods, perfect for modern living and entertaining. The generous sitting room, with French doors leading to the garden, provides a bright and airy space, while a convenient Ground Floor Cloackroom completes the ground-floor layout.

On the first floor, you'll find two sizeable double bedrooms and a stylish family bathroom. The second floor is dedicated to the impressive primary bedroom, a truly spacious retreat that benefits from its own En-Suite bathroom, ensuring privacy and comfort.

Outside, the garden offers an ideal space for entertaining, split between a patio area and a grassy lawn. There is off-street parking to the front of the property, as well as a garage to the side, which can be accessed via the rear garden, offering extra convenience and flexibility.

Sitting Room 16'6" x 9'5" (5.03 x 2.88)

Kitchen/Diner 16'7" x 9'1" (5.06 x 2.78)

Ground Floor Cloackroom 6'3" x 2'9" (1.93 x 0.85)

Bedroom One 23'2" x 12'9" max (7.08 x 3.90 max )

En-Suite 8'7" x 6'11" max (2.63 x 2.12 max)

Bedroom Two 16'7" x 9'0" (5.07 x 2.76)

Bedroom Three 16'5" x 9'7" (5.01 x 2.94)

Bathroom 6'11" x 6'2" (2.12 x 1.89)

Garage 20'9" x 10'2" (6.35 x 3.11)

Tenure - Freehold

Council Tax Band - D

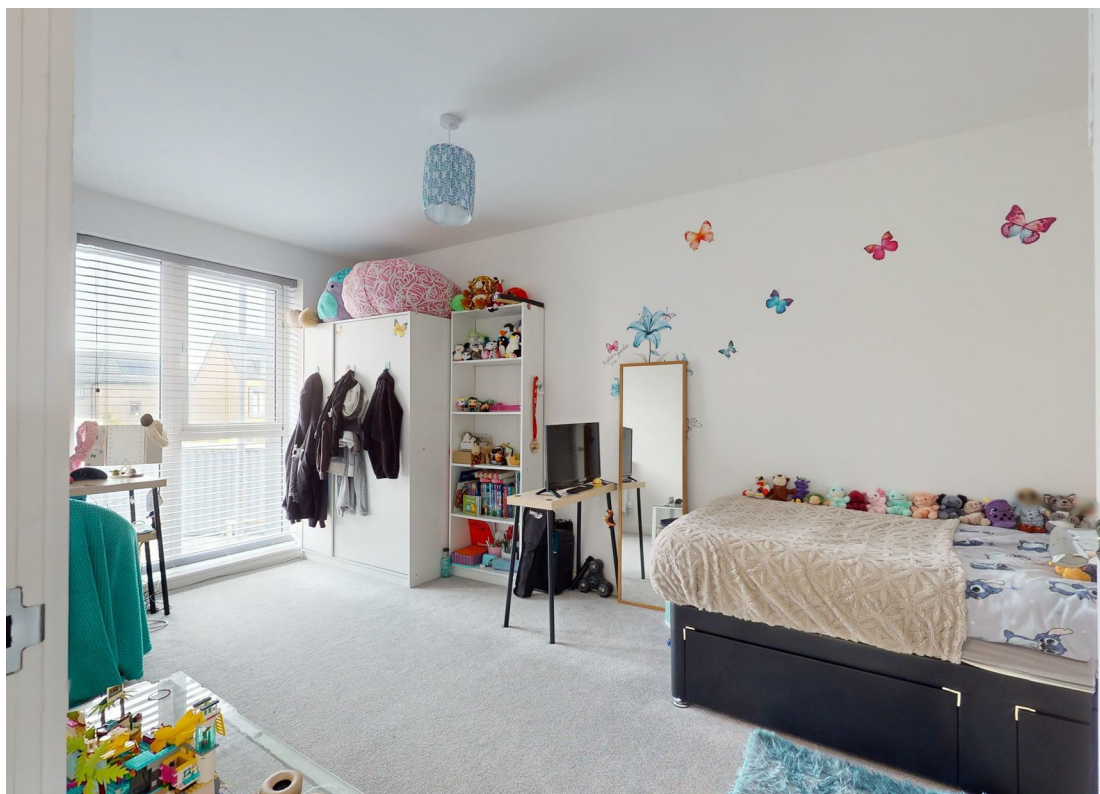














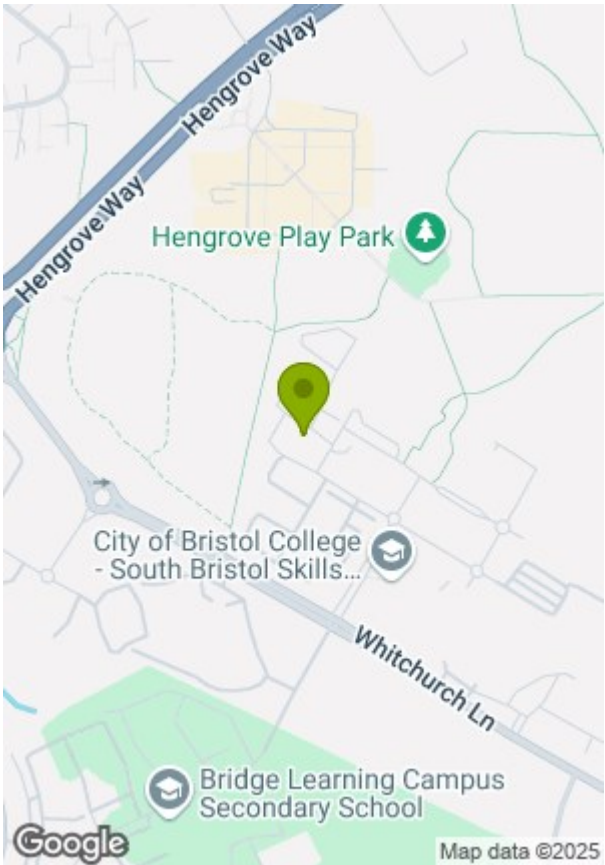








AWAITING  
FLOORPLAN



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

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