



- **Energy Rating - C**
- **NO ONWARD CHAIN**
- **Lounge/Diner**
- **Garage**
- **UPVC Double Glazing**

- **Three Bedroom Home**
- **Southerly facing Rear Garden**
- **Light & Airy Throughout**
- **Front & Rear Gardens**
- **Close To Local Amenities**

Set within a quiet residential spot away from passing traffic, this well-presented NO ONWARD CHAIN end-terrace family home offers an ideal balance of comfort and convenience, all within easy reach of local amenities.

On entering, you're welcomed by a hallway that leads into a spacious lounge/diner — the heart of the home. This bright and versatile room is perfect for both relaxing and entertaining, with French doors opening directly onto the garden to create a seamless connection between indoors and outdoors. Adjacent to this is a light and airy modern kitchen, well-designed with both style and practicality in mind.

Upstairs, the property provides two double bedrooms, including a main bedroom with built-in wardrobes, a well-sized single bedroom, and a family bathroom.

Outside, the home boasts a lawned front garden with mature shrubs, while the southerly facing rear garden enjoys sunshine throughout the day. Low-maintenance and neatly arranged, laid to Astro turf, gravel, and a patio path leading directly to the garage with rear access.

The location is excellent for families and professionals, with schools, nurseries, and bus stops close by. Hengrove Leisure Park, South Bristol Skills Academy, and South Bristol Community Hospital are also just a short walk away.

Living/Dining Room 23'6" max x 11'1" max (7.18 max x 3.39 max)

Kitchen 10'9" max x 8'11" max (3.29 max x 2.74 max)

Bedroom One 12'6" x 11'3" (3.83 x 3.43)

Bedroom Two 10'8" x 8'5" (3.27 x 2.57)

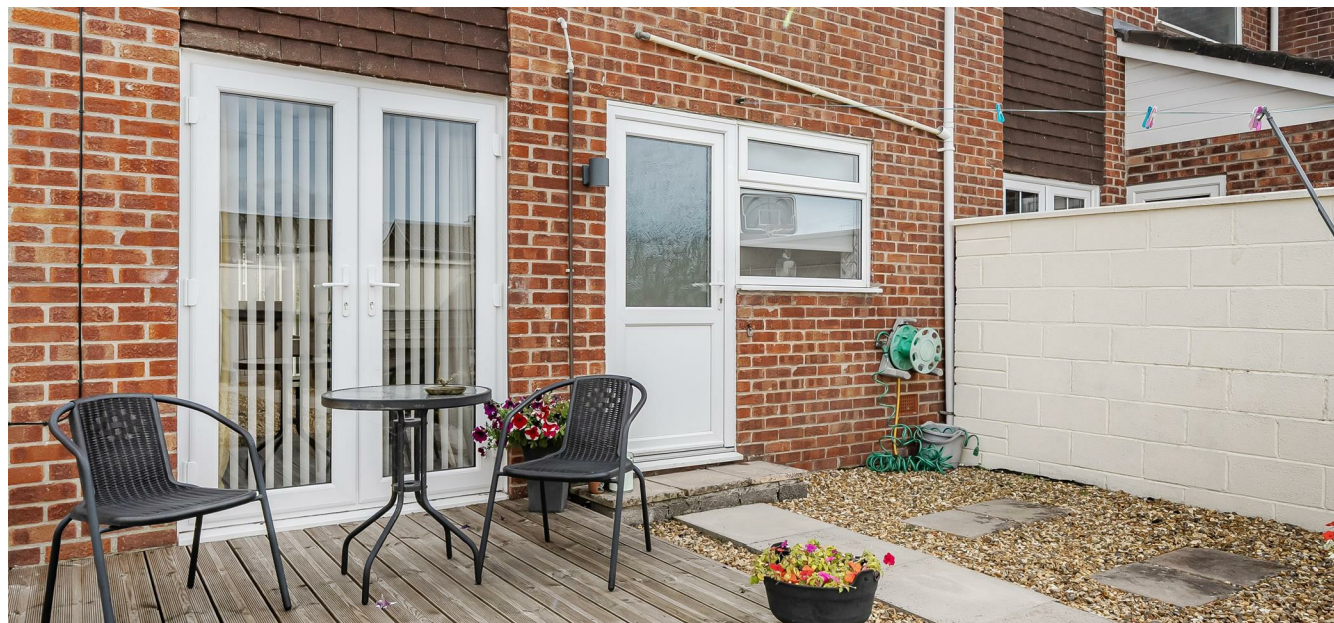
Bedroom Three 8'6" x 8'1" (2.60 x 2.47)

Bathroom 8'6" x 8'1" (2.60 x 2.47)

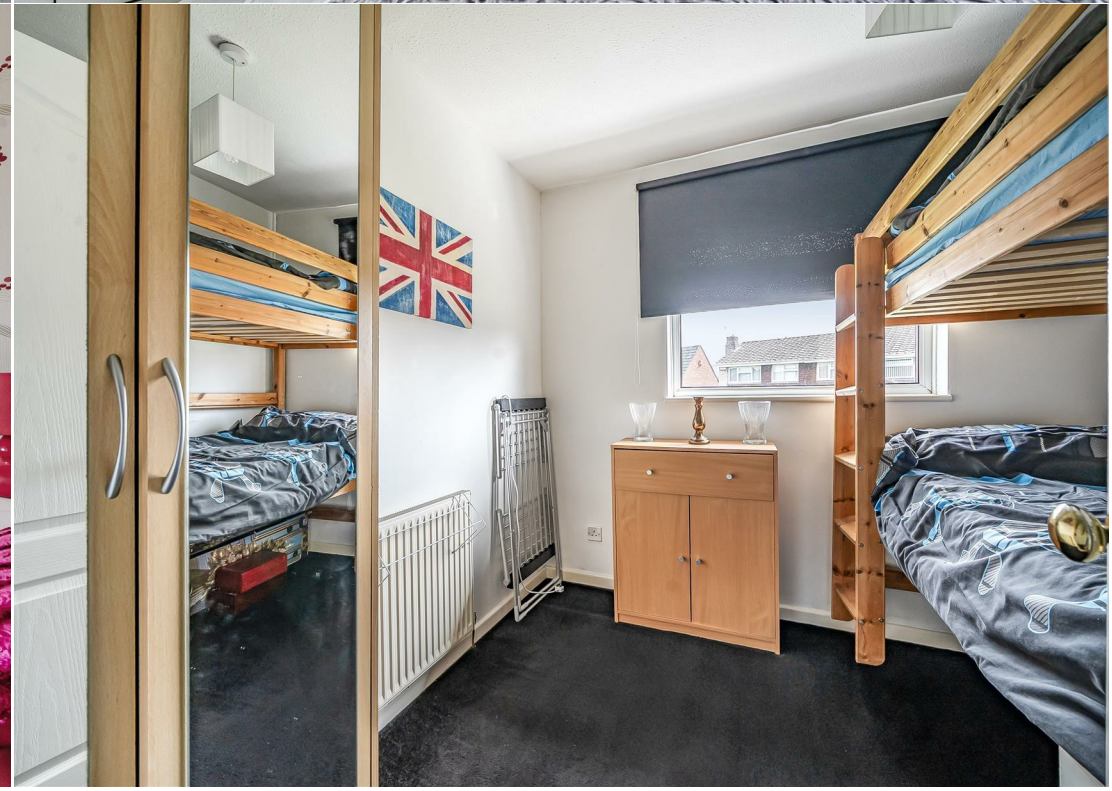
Garage 16'4" x 8'2" (5.00 x 2.50)

Tenure - Freehold

Council Tax Band - B





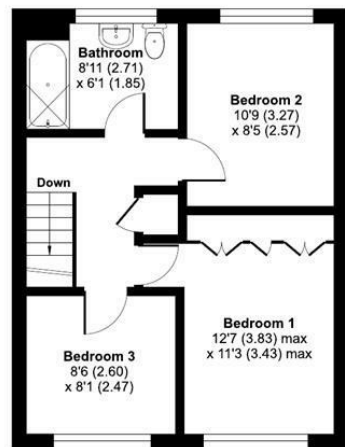




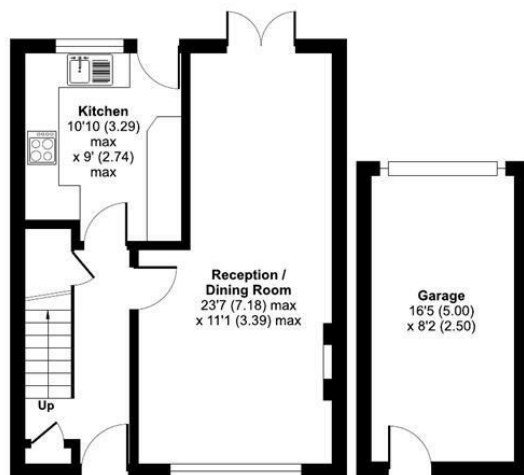




Approximate Area = 830 sq ft / 77.1 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 965 sq ft / 89.6 sq m
For identification only - Not to scale



FIRST FLOOR



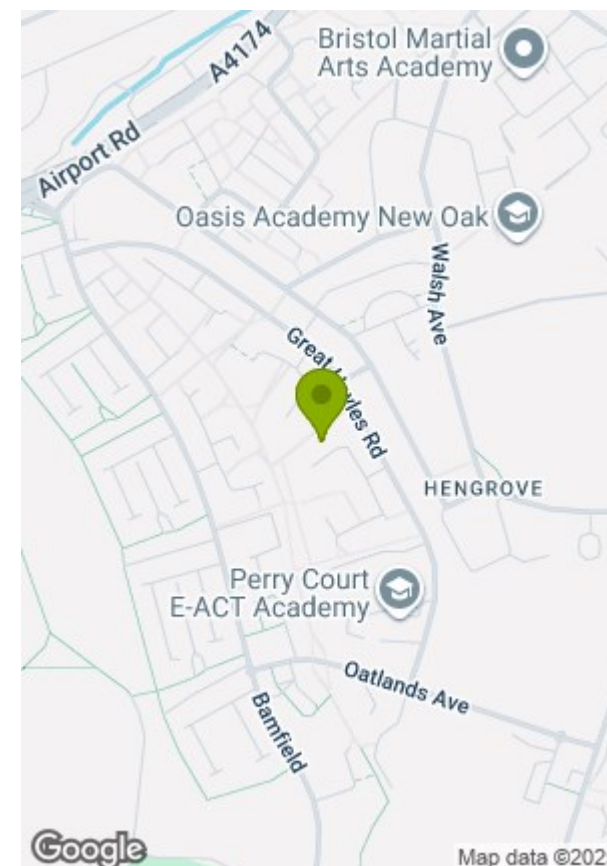
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwoods Property Centre, REF: 1354783

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Energy Efficiency Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	71	78

Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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