



- **Energy Rating - D**
- **Front Garden With Potential For Drive**
- **Kitchen/Diner**
- **Southernly Facing Garden**
- **Light & Airy Throught**

- **Three Bedroom Home**
- **New UPVC Double Glazing & Front Door**
- **Utility**
- **Detached Garage**
- **Gas Central Heating**

This beautifully presented and recently updated three-bedroom mid-terrace home is located in the highly desirable area of Hengrove, with excellent transport links, great schools nearby, and local amenities just a short walk away.

The property benefits from new double glazing (installed in 2021 and 2024) and a modern front door, giving buyers peace of mind and an immediate sense of style and quality upon entering.

On the ground floor, you'll find a spacious lounge with a warm and welcoming atmosphere. The modern kitchen/diner acts as the heart of the home, perfect for everyday living and entertaining. There's also a convenient downstairs bathroom and a separate utility room for added practicality.

Upstairs, you'll find two generously sized double bedrooms and a third single bedroom, all thoughtfully updated with modern décor and plenty of natural light, creating a bright and relaxing space ready to move into.

Outside, the property boasts a large front garden with potential for a driveway, and an expansive south-facing rear garden, a real suntrap, ideal for relaxing, gardening, or entertaining. A detached garage and shed offer excellent storage and potential workshop space.

This well-presented home is ready to welcome its next owners.

Living Room 11'1" x 11'0" (3.40 x 3.37)

Kitchen/Diner 15'5" x 13'0" (4.72 x 3.98)

Utility 9'5" x 6'0" (2.89 x 1.84)

Bathroom

Bedroom One 15'5" max x 11'2" max (4.72 max x 3.41 max)

Bedroom Two 13'0" x 8'1" (3.97 x 2.48)

Bedroom Three 9'10" x 6'11" (3.02 x 2.13)

Garage 17'3" x 8'8" (5.28 x 2.65)

Tenure - Freehold

Council Tax Band - B

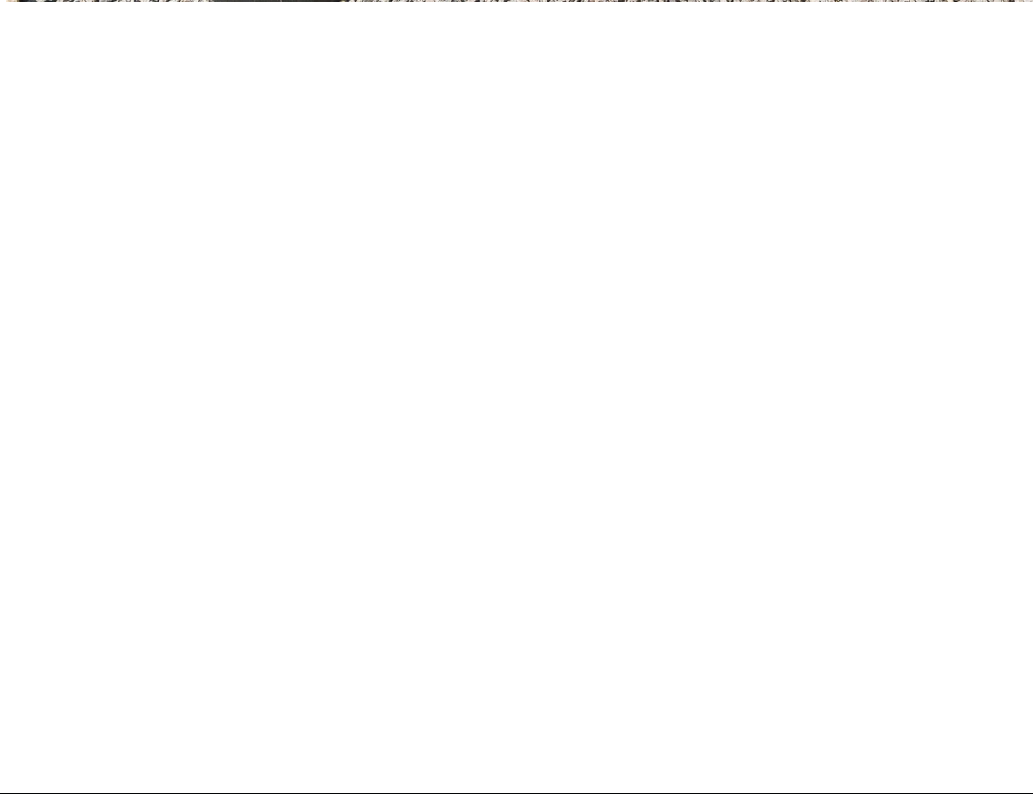


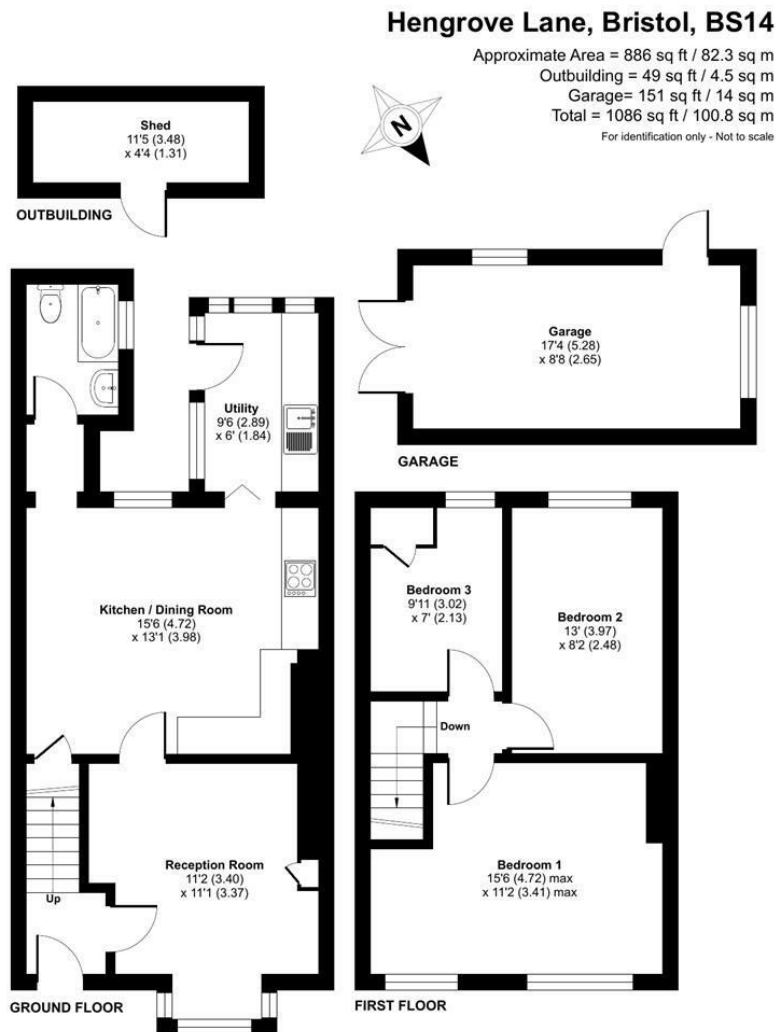




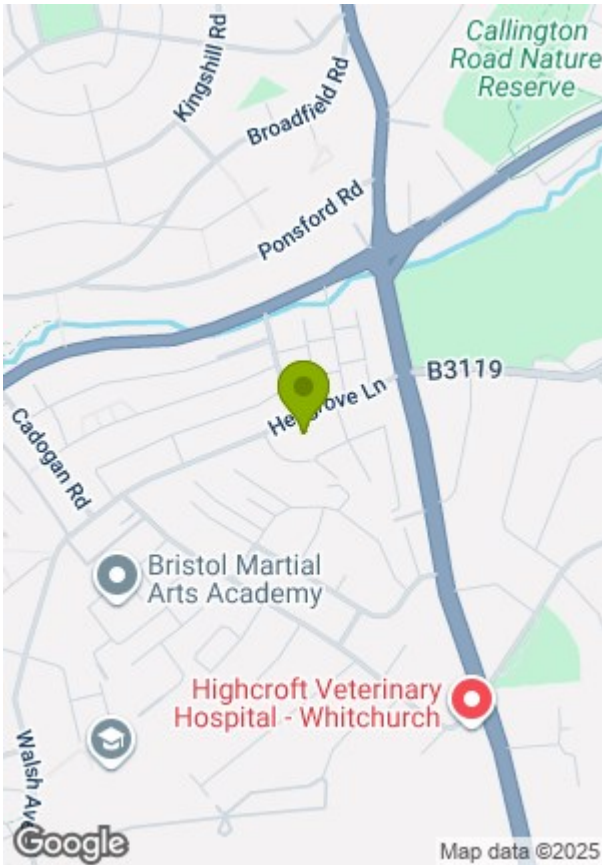








Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichiocom 2025. GREENWOODS SALES • LETTINGS • COMMERCIAL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

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