





- **Energy Rating - D**
- **Lounge - Extended**
- **Rear Extension Opening To Conservatory**
- **Three Bedrooms**
- **Garage & Parking**

- **Substantially Extended**
- **Kitchen / Diner**
- **Semi Detached House**
- **Loft Room**
- **Beautifully Presented**

### Beautifully Presented Three-Bedroom Semi-Detached Home in Sought-After Location

Situated in a popular residential area fronting onto a green, this stunning three-bedroom semi-detached family home has been thoughtfully extended to both the front and rear, offering spacious and versatile living accommodation throughout.

Presented to a very high standard, the property features a generous extended lounge, a modern open-plan kitchen/diner, and a rear extension that opens into a bright and airy conservatory - perfect for entertaining or relaxing and looking out onto the south-facing rear garden.

Upstairs are three well-proportioned bedrooms, along with a modern white bathroom suite. A cleverly converted loft room, currently used as a craft room, offers excellent additional space with a variety of potential uses.

Further benefits include gas central heating, double glazing, a garage and off-street parking. Conveniently located close to Hengrove Park Leisure Centre, Imperial Retail Park, and a range of local amenities and transport links, this fantastic home ticks all the boxes for modern family living.

Don't miss out on this exceptional home - early viewing is highly recommended.

Lounge 16'9 max x 13'7 max (5.11m max x 4.14m max)

Kitchen / Diner 16'7 x 10'10 (5.05m x 3.30m)

Extension / Conservatory 17'9 max x 16'7 max (5.41m max x 5.05m max)

Bedroom One 12'1 x 9'5 (3.68m x 2.87m)

Bedroom Two 9'11 x 8'10 (3.02m x 2.69m)

Bedroom Three 9'11 x 7'0 (3.02m x 2.13m)

Bathroom 6'5 x 5'7 (1.96m x 1.70m)

Loft Room 16'0 x 11'11 (4.88m x 3.63m)

Garage 14'8 x 9'3 (4.47m x 2.82m)

Tenure Status - Freehold

Council Tax - Band C





















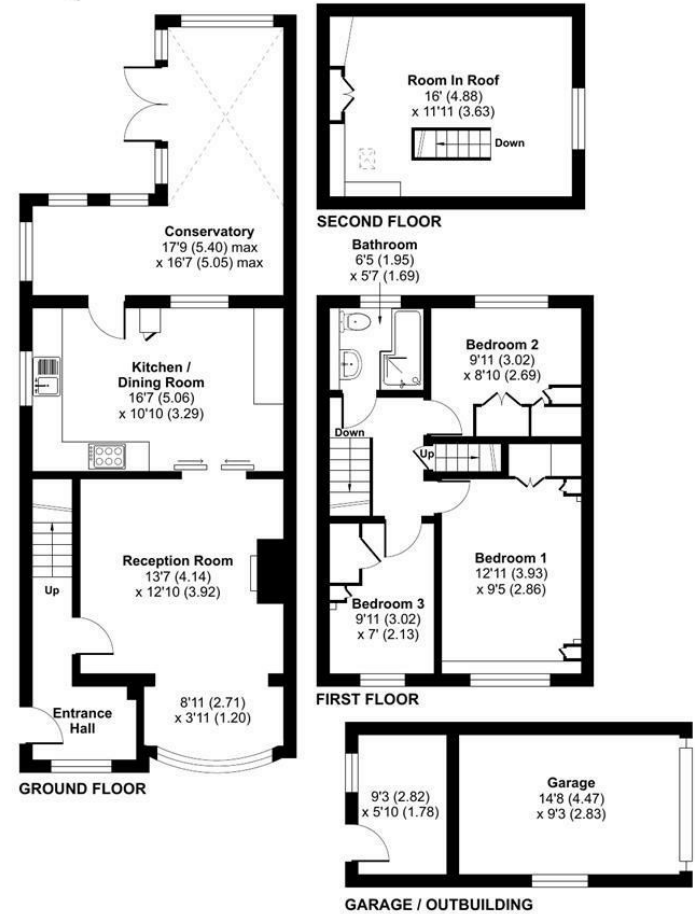




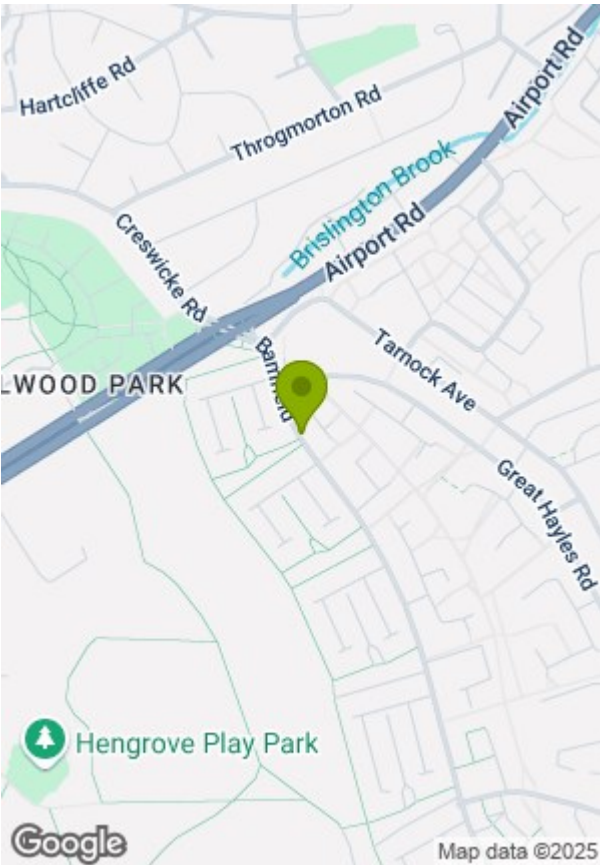
Alverstoke, Bristol, BS14

Approximate Area = 1285 sq ft / 119.3 sq m  
Garage = 135 sq ft / 12.5 sq m  
Outbuilding = 54 sq ft / 5 sq m  
Total = 1474 sq ft / 136.8 sq m

For identification only - Not to scale



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



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(1-20) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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