



- **Energy Rating - D**
- **Drive & Garage**
- **Side Access**
- **Kitchen/Breakfast Area**
- **Ground Floor Bathroom & First Floor Shower Room**

- **Three Bedroom Semi-Detached Home**
- **Garden Office/Gym**
- **Gas Central Heating & UPVC Double Glazing**
- **Lounge/Diner**
- **Close to Local Amenities**

This meticulously maintained three-bedroom semi-detached house is situated in the highly sought-after area of Hengrove, ideally positioned for easy access to local amenities, including shops, schools, bus routes, and Hengrove Park.

Upon entering, an inviting entrance hall leads to a generously proportioned lounge/diner, seamlessly connected to the kitchen/breakfast room, which offers direct access to the garden via French doors. The well-appointed kitchen features a built-in oven and hob, as well as an integrated fridge and freezer. Additionally, a good-sized ground-floor bathroom provides extra convenience.

Ascending to the first floor, you will find two spacious double bedrooms, one of which includes built-in wardrobes, along with a versatile single bedroom that can serve as an office space. A family shower room completes this floor.

The generously sized garden is predominantly laid to lush green lawn and features two charming patio areas, creating a vibrant outdoor space. The garden also includes a garage that has been partly converted, offering additional living space that can be used as a home office, gym, or games room, while still leaving space to park a car or use for storage. The property also benefits from side access, allowing for easy movement between the front and rear gardens.

Further enhancing the property, it boasts a private driveway for convenient off-road parking. Additional features include gas central heating for year-round comfort and UPVC double glazing to promote energy efficiency.

Living Area 12'1" into recess x 10'8" (3.69 into recess x 3.26)

Dining Area 11'6" x 10'6" (3.51 x 3.21)

Kitchen/Breakfast Area 17'3" x 9'2" (5.28 x 2.81)

Ground Floor Bathroom 8'8" x 6'9" (2.66 x 2.07)

Bedroom One 12'5" into bay x 12'2" max (3.80 into bay x 3.72 max )

Bedroom Two 11'1" x 8'7" (3.38 x 2.64)

Bedroom Three 8'3" x 8'6" (2.52 x 2.61)

First Floor Shower Room 5'11" x 5'4" (1.81 x 1.65)

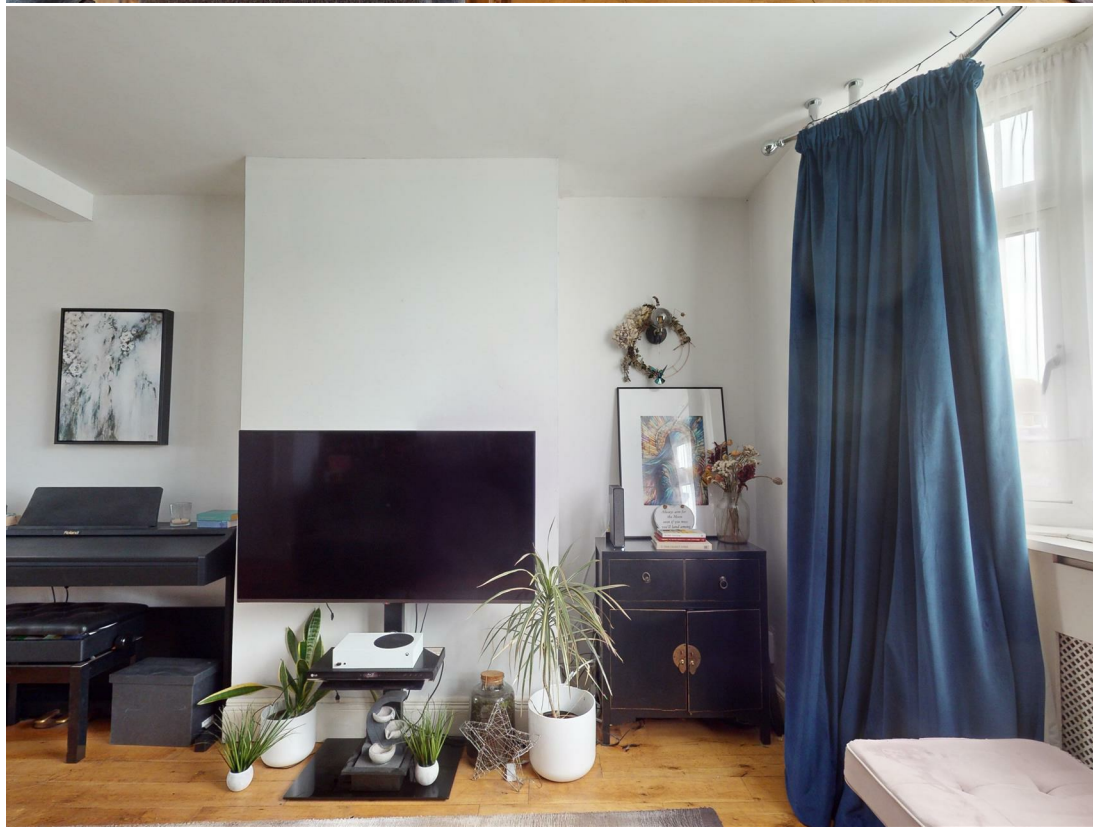
Garden Room

Tenure - Freehold

Council Tax Band - C



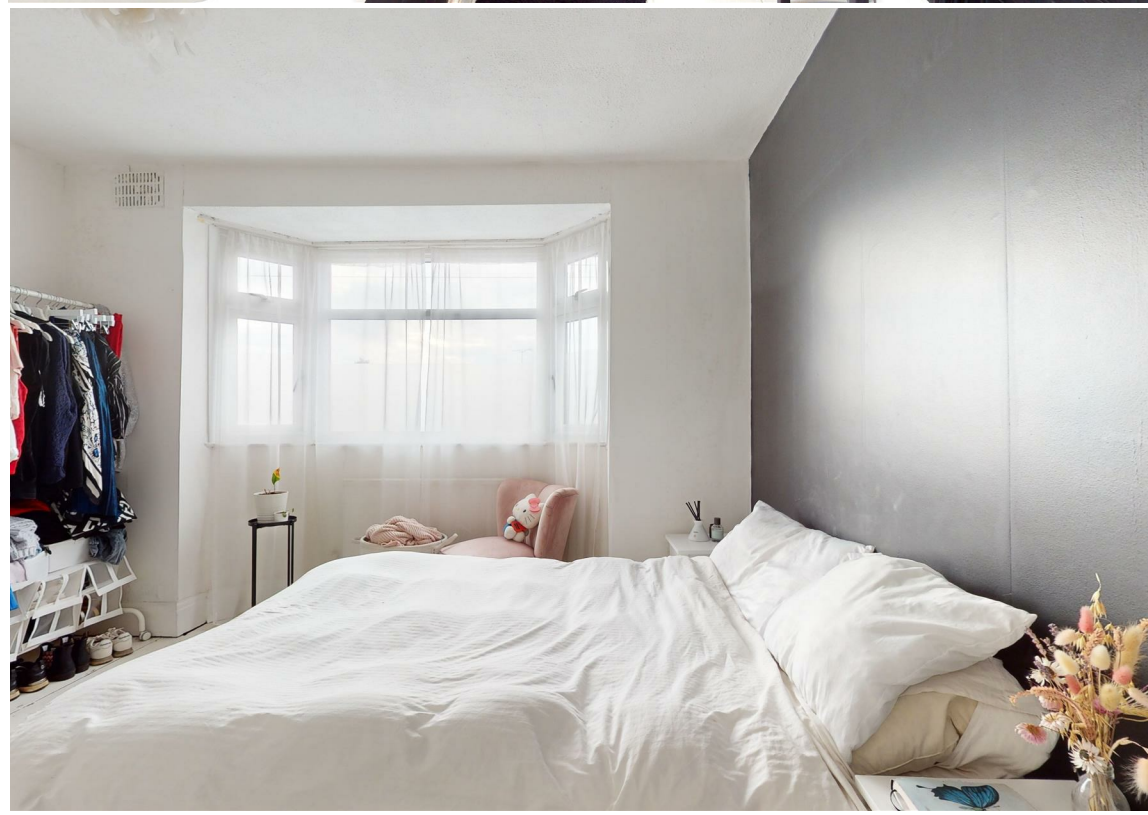
















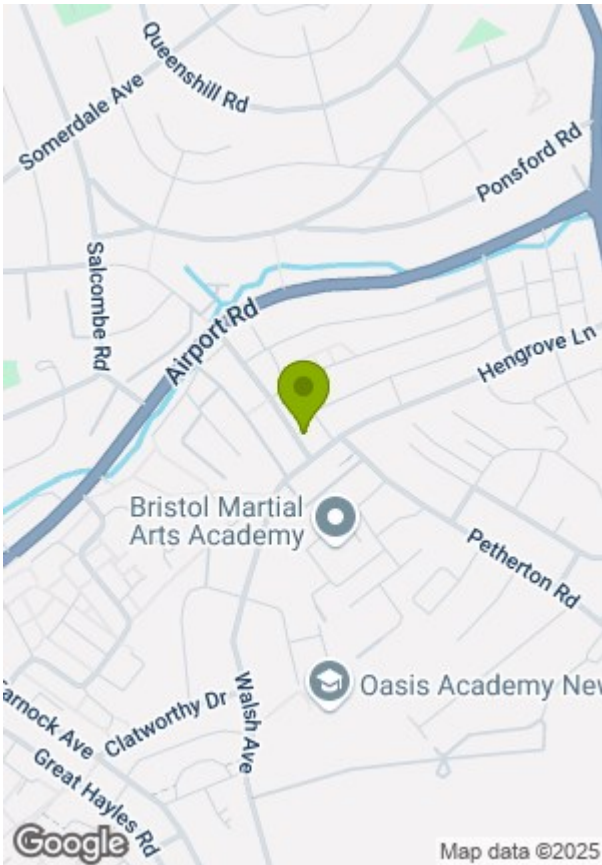








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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92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

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