



- **Energy Rating - D**
- **Three Bedrooms**
- **Well Appointed Fitted Kitchen**
- **Garage**

- **Bay Fronted End Of Terrace Home**
- **Two Reception Rooms**
- **First Floor Family Bathroom**
- **Off Street Parking**

A charming 1930s-style, bay-fronted three-bedroom end-of-terrace family home, ideally positioned in the highly sought-after area of Hengrove. This well-presented property offers convenient access to a range of local amenities including shops, reputable schools, excellent bus routes, and the popular Hengrove Park.

The accommodation comprises a welcoming entrance hallway, a spacious bay-fronted lounge with a feature fireplace, a separate dining room, and a well-appointed fitted kitchen. Upstairs, you'll find three good-sized bedrooms and a modern family bathroom.

Externally, the home boasts an attractive rear garden, a garage accessible via the rear lane, and a front driveway providing off-street parking. Additional benefits include basement storage, ideal for keeping the home clutter-free.

This delightful property offers both character and convenience, making it a fantastic choice for families and first-time buyers alike.

Lounge 13'6" into bay x 11'7" max (4.14 into bay x 3.55 max)

Dining Room 12'11" x 10'5" (3.95 x 3.2)

Kitchen 9'2" x 6'9" (2.80 x 2.06)

Bedroom One 15'1" into bay x 10'2" max (4.62 into bay x 3.1 max)

Bedroom Two 12'1" max x 11'6" max (3.69 max x 3.52 max)

Bedroom Three 8'11" x 7'3" (2.74 x 2.22)

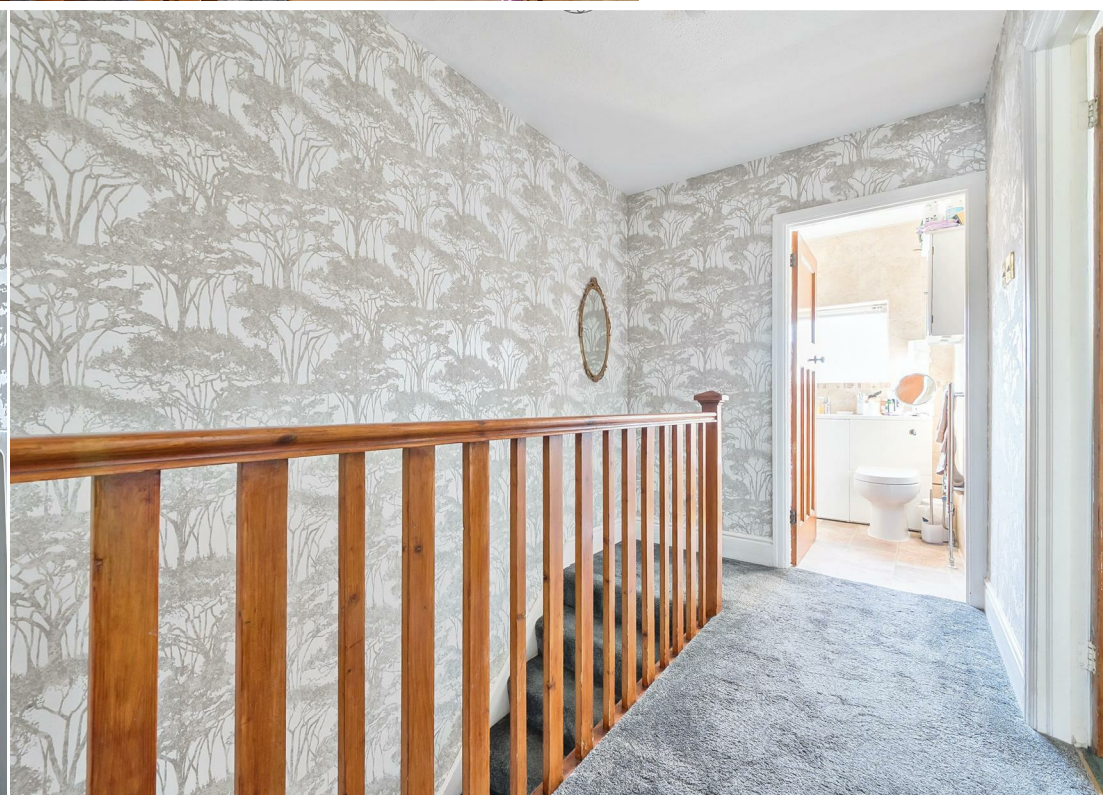
Bathroom 6'0" x 5'6" (1.85 x 1.69)

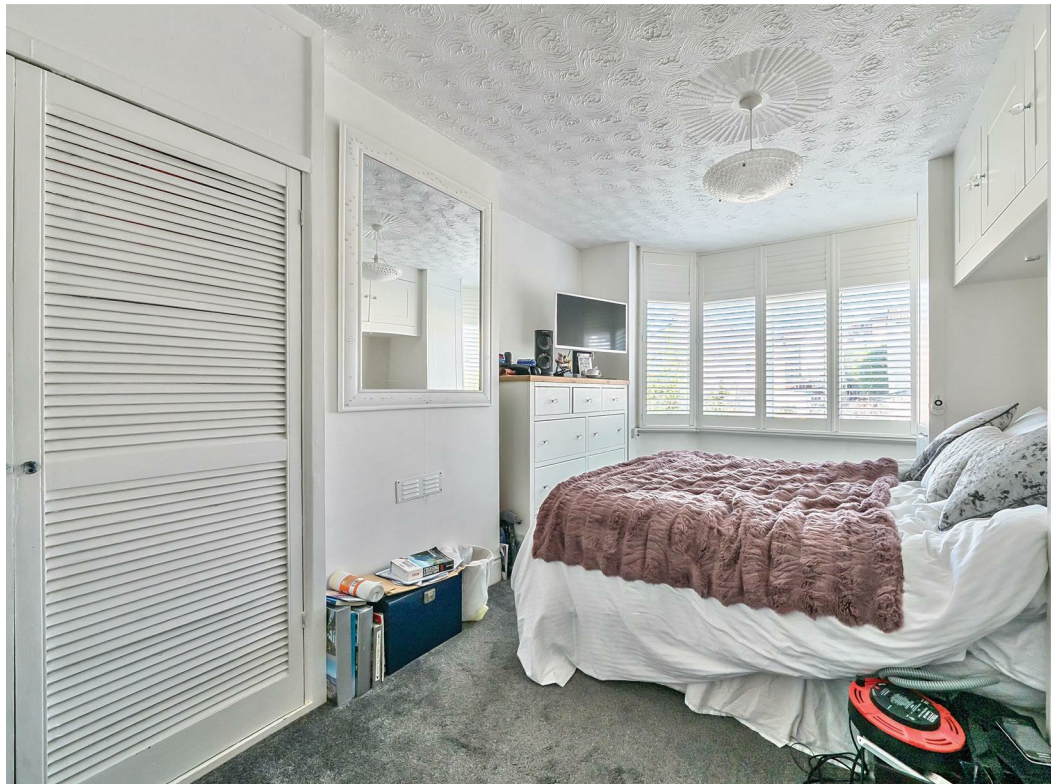
Garage 21'11" x 10'0" (6.7 x 3.07)

Tenure Status - Freehold

Council Tax - Band B

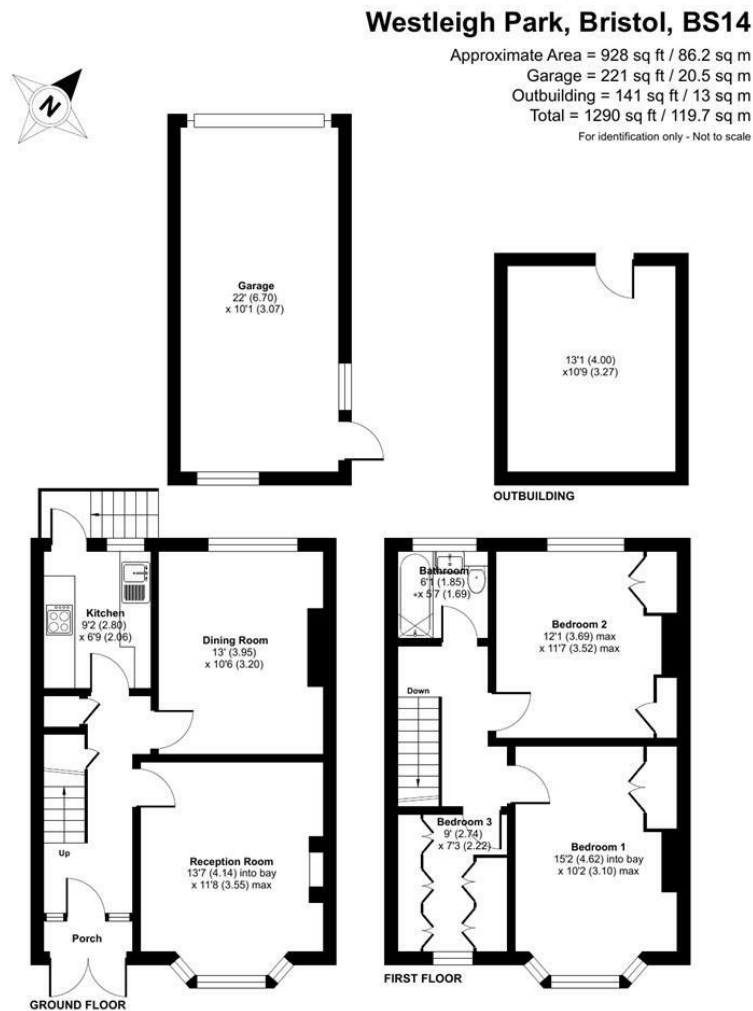




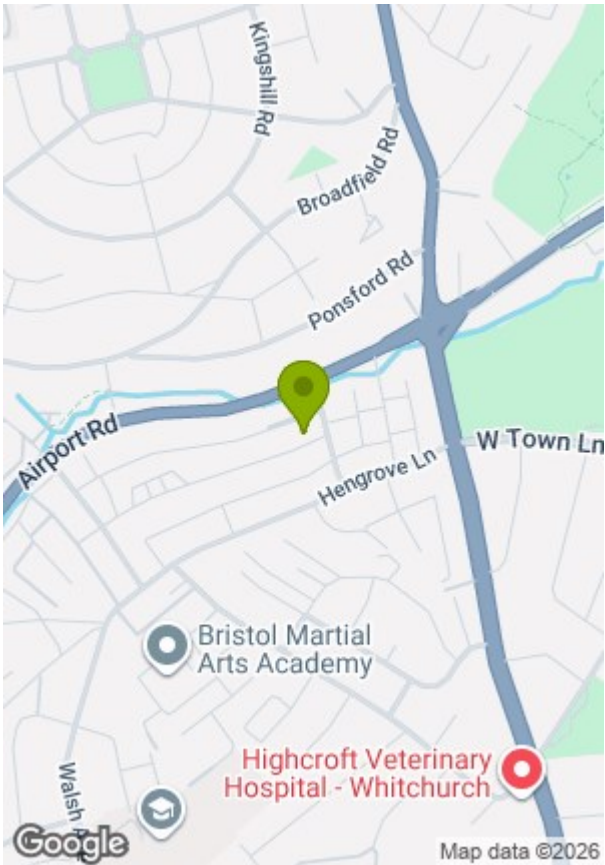








Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. GREENWOODS SALES • LETTINGS • COMMERCIAL



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.