





- **Energy Rating - D**
- **Three Bedrooms**
- **Beautifully Presented Throughout**
- **Separate Lounge & Dining Room**

- **Semi Detached Family Home**
- **Garden Family Room / Workshop**
- **Driveway Providing Off Street Parking**
- **Bright & Airy Garden Room**

This meticulously maintained three-bedroom semi-detached home is located in the highly sought-after area of Hengrove, offering excellent access to local amenities including shops, schools, bus routes, and Hengrove Park.

Upon entering the property, you're welcomed by a bright and inviting entrance hallway. To the rear is an extended living room with patio doors opening into a spacious garden room, filled with natural light and providing direct access to the westerly-facing rear garden. At the front of the property, you'll find a separate dining room, and the ground floor is completed by a well-appointed, extended kitchen.

Upstairs, there are two generous double bedrooms - one of which includes fitted wardrobes - along with a versatile single bedroom that would make an ideal home office. A modern family bathroom serves this floor.

Outside, the westerly-facing garden is a standout feature, mainly laid to lawn with a good-sized patio area - perfect for entertaining or enjoying the afternoon sun. The garden also benefits from a multi-functional outhouse, currently arranged as a cosy family room and separate workshop.

Additional benefits include gas central heating and UPVC double glazing, ensuring comfort and energy efficiency throughout the home.

Living Room 16'11" x 11'6" (5.17 x 3.53)

Dining Room 12'10" x 11'6" (3.93 x 3.53)

Kitchen 14'0" x 6'9" (4.29 x 2.08)

Garden Room 11'3" x 10'0" (3.45 x 3.05)

Bedroom One 12'11" x 10'11" (3.95 x 3.33)

Bedroom Two 11'10" x 10'10" (3.61 x 3.31)

Bedroom Three 8'9" x 7'11" (2.68 x 2.43)

Bathroom 7'6" x 6'10" (2.3 x 2.1)

Family Room (Outbuilding) 12'9" x 11'9" (3.9 x 3.6)

Workshop (Outbuilding) 10'0" x 7'8" (3.07 x 2.35)

Tenure Status - Freehold

Council Tax - Band C















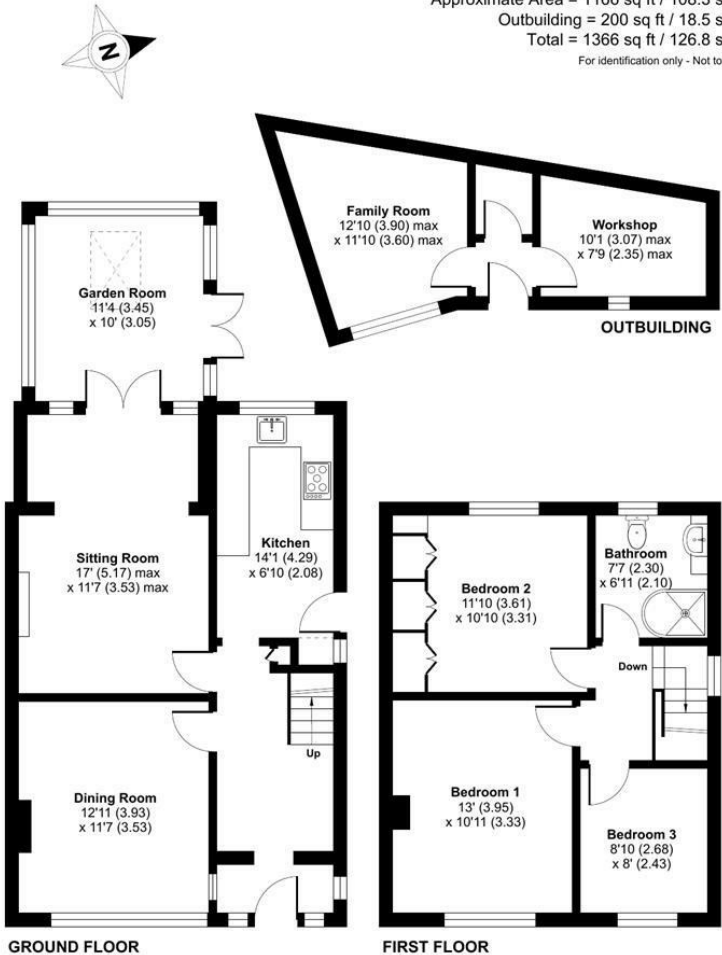




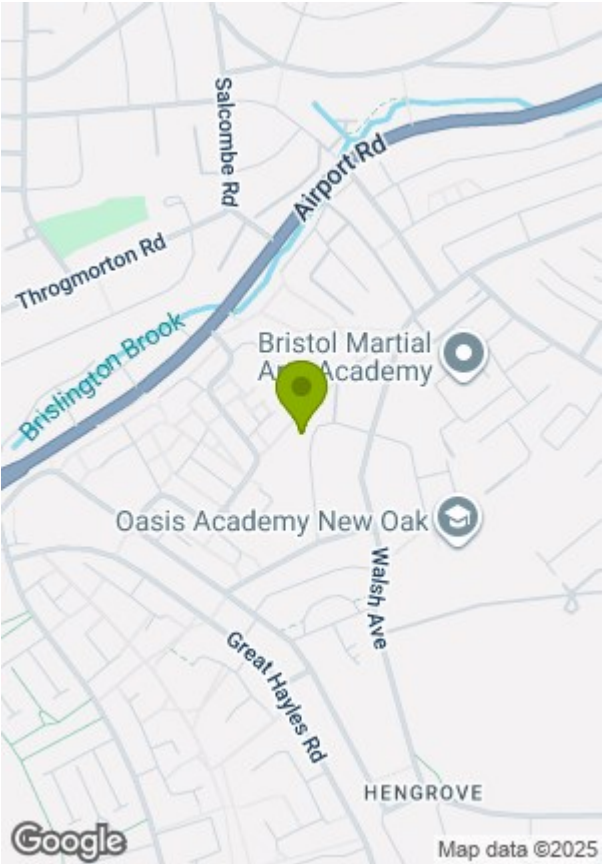


Fanshawe Road, Bristol, BS14

Approximate Area = 1166 sq ft / 108.3 sq m  
Outbuilding = 200 sq ft / 18.5 sq m  
Total = 1366 sq ft / 126.8 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). © nichiocom 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	

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.