



Set within a peaceful residential spot away from passing traffic, this well-presented mid-terrace family home offers a fantastic blend of comfort and convenience. Positioned opposite other houses within a quiet setting, it provides a sense of community while remaining easily accessible.

Stepping inside, the home opens with a handy porch leading into a welcoming sitting room. To the rear, a spacious kitchen/diner offers plenty of storage and serves as the heart of the home, complete with French doors that open onto the garden, perfect for entertaining or relaxing.

Upstairs, there are two double bedrooms, a comfortable single bedroom, and a family bathroom.

The outdoor space is a real highlight, with a lawned front garden featuring mature shrubbery. To the rear, the south-facing garden enjoys plenty of sunlight throughout the day and offers a mix of patio and grass, leading to a garage with rear access.

The property is ideally located, with schools, nurseries, and bus stops all within a short distance. Hengrove Leisure Park, South Bristol Skills Academy, and South Bristol Community Hospital are also just a short walk away, making this a fantastic home for families and professionals alike.

Sitting Room 15'5" inc stairs x 10'9" (4.70 inc stairs x 3.28)

Kitchen Diner 15'5" x 12'1" (4.70 x 3.68)

Bedroom One 12'6" x 8'5" (3.81 x 2.57)

Bedroom Two 10'6" x 8'5" (3.20 x 2.57)

Bedroom Three 8'0" max x 6'9" max (2.44 max x 2.06 max)

Bathroom 6'8" x 6'0" (2.03 x 1.83)

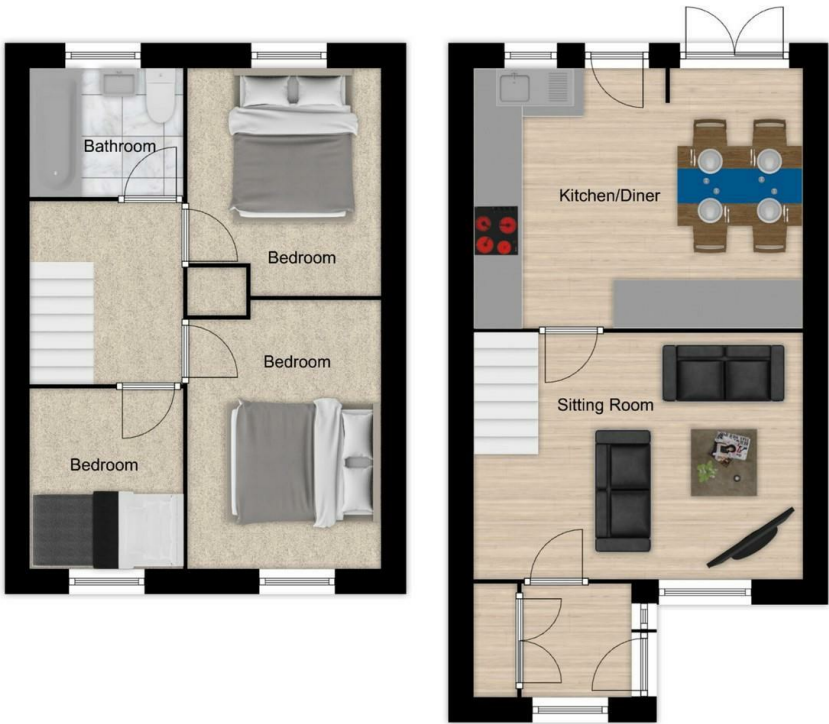
Garage 16'08 x 8'03 (5.08m x 2.51m)

Tenure - Freehold

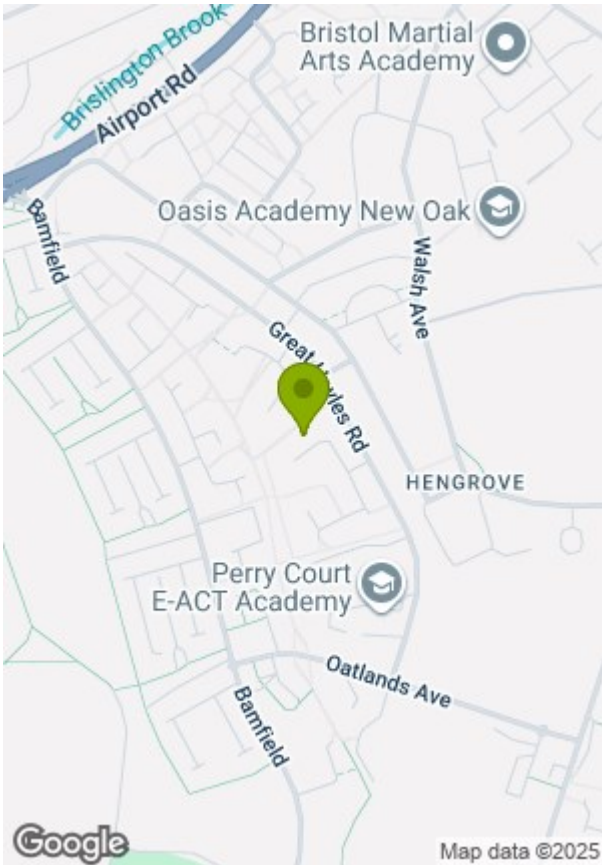
Council Tax Band - B







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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	74		(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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