



- **Energy Rating - C**
- **Three Bedrooms**
- **Facing Hengrove Fields**
- **Sitting Room**
- **Kitchen/Breakfast Room**

- **Mid Terrace Family Home**
- **Cul-De-Sac Location**
- **Garage**
- **Dinig Room**
- **Enclosed Rear Garden**

Tucked away in a quiet cul-de-sac, this mid-terrace family home enjoys a fantastic location directly opposite Hengrove Fields. Perfect for children to play and ideal for dog walkers.

The generous entrance hallway leads into a comfortable sitting room, while the dining room seamlessly opens into the breakfast area and kitchen, creating a flexible space that could easily serve as a second reception area. A convenient downstairs W/C is located by the back door.

Upstairs, the home offers three bedrooms, two doubles and a good-sized single, all benefiting from built-in storage. A family bathroom completes the first floor.

Outside, the front garden is filled with mature shrubbery and trees, creating a welcoming and private entrance. The low-maintenance rear garden is patioed with raised flower beds and offers rear access, as well as access to the garage.

This property is ideal for someone looking to put their own stamp on their new home. Conveniently located, it is just a short walk from Hengrove Leisure Park, South Bristol Skills Academy, and South Bristol Community Hospital.

Sitting Room 12'11 max x 13'05 max (3.94m max x 4.09m max)

Dining Room 10'11 x 9'01 (3.33m x 2.77m)

Breakfast Area 8'10 max x 11'08 max (2.69m max x 3.56m max)

Kitchen 10'06 x 7'04 (3.20m x 2.24m)

W/C 5'09 x 2'05 (1.75m x 0.74m)

Bedroom One 11'01 max x 9'06 max (3.38m max x 2.90m max)

Bedroom Two 8'11 x 10'00 (2.72m x 3.05m)

Bedroom Three 9'10 x 6'11 (3.00m x 2.11m)

Bathroom 5'06 x 6'05 (1.68m x 1.96m)

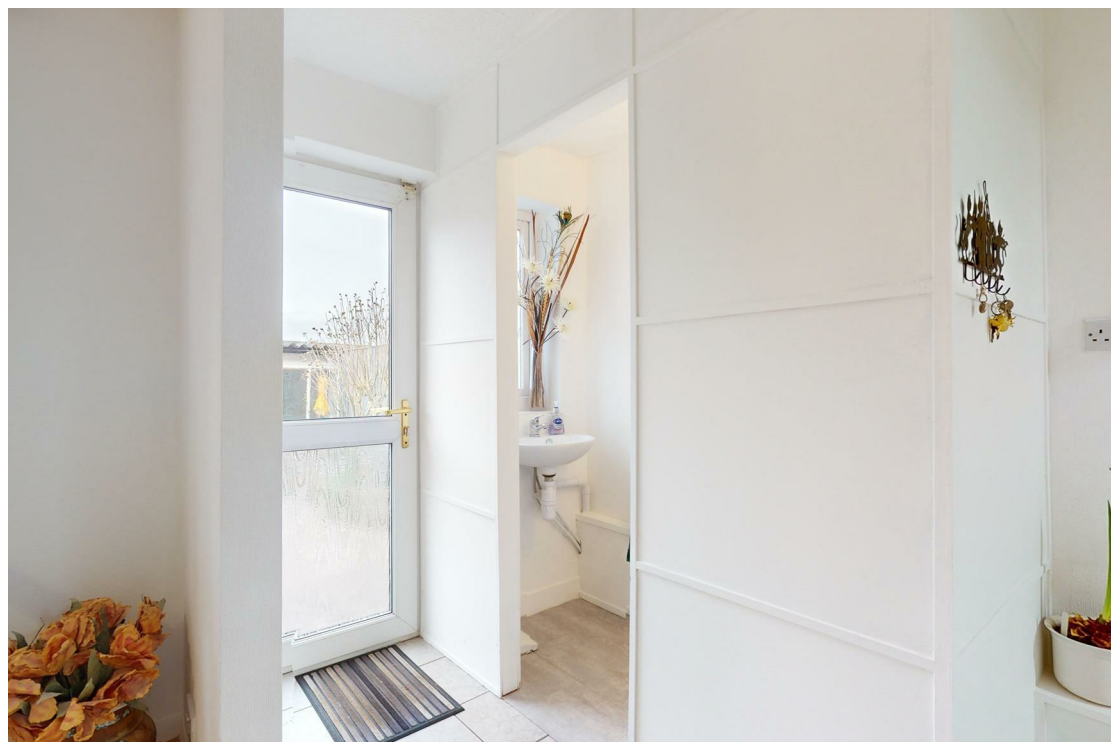
Tenure - Freehold

Council Tax Band - C















AWAITING
FLOORPLAN



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		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	70		(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			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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