



- **Energy Rating - D**
- **Three Bedrooms**
- **Kitchen / Diner**
- **Garage In Nearby Block**

- **Terraced Family Home**
- **Large Living Room**
- **Southerly Facing Rear Garden**
- **No Onward Chain**

Greenwoods are pleased to present this chain free three bedroom terraced home, perfectly positioned in the ever popular Pomfrett Gardens. This is a property that really does tick a lot of boxes for anyone looking to get settled in a practical, well connected location.

As you step inside, youre greeted by a wonderfully generous 19ft living room, a great social space and ideal for modern family life. The kitchen diner sits to the rear, offering plenty of room for cooking, entertaining, and everyday dining, with French doors leading out to a low maintenance, enclosed garden that is ready to be enjoyed with very little fuss.

Upstairs, there are three well sized bedrooms, all offering good versatility whether you need sleeping space, a home office, or a nursery, and a smart, functional family bathroom.

Importantly, the home benefits from gas central heating and double glazing, along with the reassurance of an up to date EICR and current Gas Safety certificate so the essentials are all in good shape and ready for the next owner.

Outside, youll find a garage located in a nearby block, adding that always useful extra storage or parking option.

Set close to local shops, a primary school, the health centre, and regular bus routes, this is a home that combines comfort, convenience, and potential, ideal for first time buyers, young families, or anyone wanting a straightforward move with no onward chain.

Living Room 19'8" x 12'6" max (6.0 x 3.83 max)

Kitchen / Diner 16'0" x 11'5" (4.88 x 3.5)

Bedroom One 15'11" x 8'2" (4.87 x 2.5)

Bedroom Two 14'1" x 7'9" (4.3 x 2.37)

Bedroom Three 10'3" x 7'10" (3.13 x 2.39)

Bathroom 8'4" x 7'8" (2.55 x 2.34)

Garage 18'0" x 8'2" (5.5 x 2.5)

Tenure Status - Freehold

Council Tax - Band B









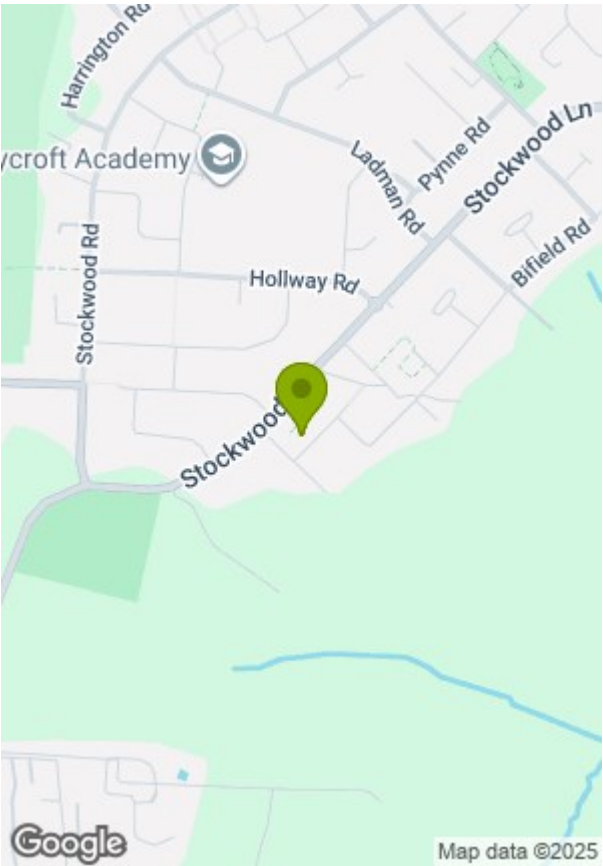


Pomfrett Gardens, Bristol, BS14

Approximate Area = 1014 sq ft / 94.2 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 1162 sq ft / 107.9 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). © richcom 2025. GREENWOODS property centre



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

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