



Teyfant Walk, Hartcliffe

£325,000

- **Energy Rating - D**
- **NO ONWARD CHAIN**
- **Gym/Workshop**
- **Side Access**
- **Bifold Doors**

- **Three Bedroom Semi Detached Home**
- **Southwest Facing Garden**
- **Driveway Providing Off Street Parking**
- **Full Width Extension**
- **Dining Room**

Greenwoods is thrilled to present this charming and spacious three-bedroom semi-detached home, now available to the market with the added advantage of NO ONWARD CHAIN.

As you arrive, the property greets you with a welcoming porch, offering ample space for coats, shoes, and a warm first impression of the home. A driveway to the front provides convenient off-street parking, adding to the home's practicality.

Stepping inside, the cozy lounge features a beautiful bay-fronted window, providing plenty of natural light and an inviting space for relaxation. Adjacent to the lounge, the expansive kitchen boasts generous countertop space and flows seamlessly into the versatile dining room made possible with the full width extension. This dining area doubles as a second reception room and is beautifully enhanced by floor-to-ceiling bifold doors that open directly onto the garden—perfect for family meals, entertaining guests, or enjoying the outdoors.

Upstairs, the first floor offers two well-proportioned double bedrooms, one complete with built-in wardrobes, and a versatile single bedroom ideal for a child's room or a home office. Completing the upper level is a spacious, well-presented bathroom featuring a shower over the bath.

Outside, the enclosed southwest-facing garden provides a private and tranquil retreat, thoughtfully laid to patio. A standout feature is the large, detached structure, currently used as a gym, offering excellent flexibility for use as a workshop, additional storage, or other purposes.

Additional highlights include UPVC double glazing throughout and gas central heating powered by a modern combination boiler, ensuring year-round comfort and efficiency.

This delightful home is conveniently situated close to local shops, reputable schools, reliable bus routes, and essential amenities, offering a blend of comfort and practicality for its fortunate new owners.

Don't miss the opportunity to make this versatile and welcoming property your new home!

Lounge 18'11" x 14'11" max (5.79 x 4.57 max)

Kitchen 18'11" x 9'7" (5.79 x 2.93)

Dining Room/2nd Reception Room

Bedroom One 10'9" max x 9'6" (3.29 max x 2.90)

Bedroom Two 10'10". x 9'3" (3.31. x 2.83)

Bedroom Three 9'3" x 7'7" (2.83 x 2.32)

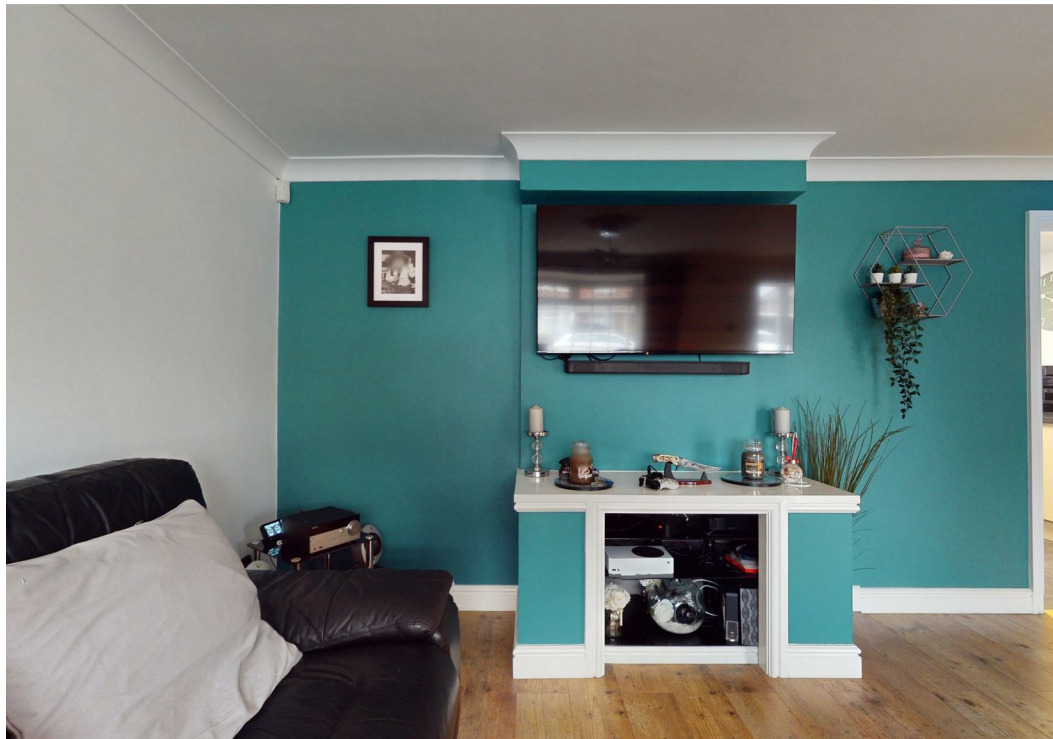
Bathroom 7'9" x 5'6" (2.38 x 1.68)

Gym

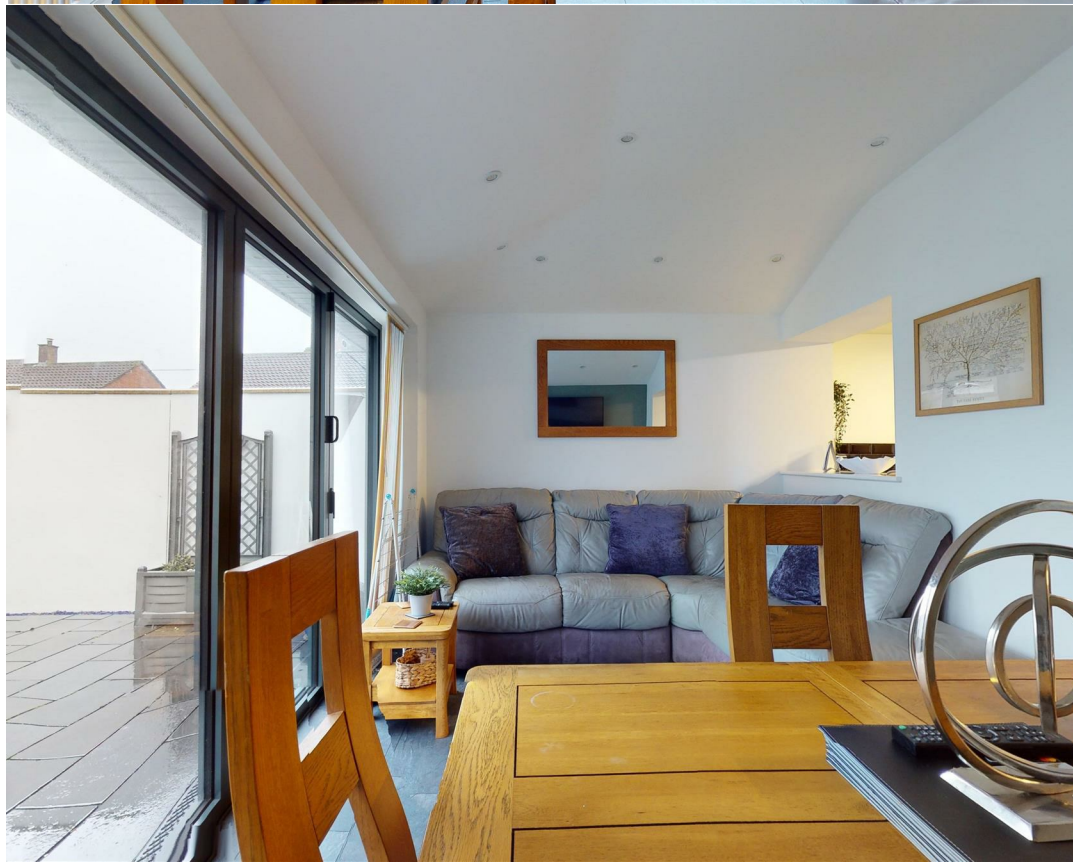
Tenure - Freehold

Council Tax Band - B

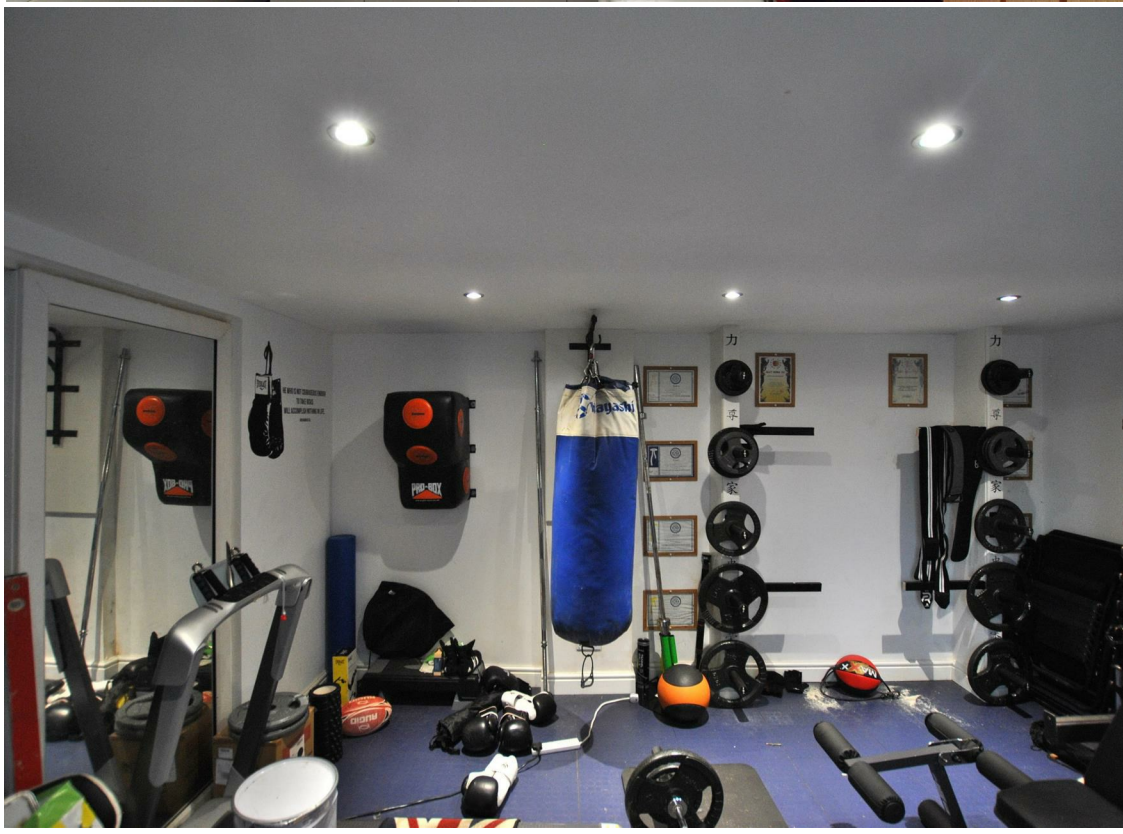
















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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	65		(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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