





- **Energy Rating - D**
- **Three Bedrooms**
- **Garage & Driveway**
- **Semi Detached House**
- **No Onward Chain**
- **South Facing Rear Garden**

This three-bedroom residence, located in the heart of Stockwood, presents a fantastic opportunity for prospective homeowners. With its spacious layout and desirable features, it provides an inviting canvas for personalisation and transformation into a dream home.

The ground floor accommodation briefly comprises a generously sized lounge/diner with sliding patio doors that open onto the south-facing rear garden - perfect for both relaxation and entertaining. The fitted kitchen offers functionality and scope for customisation to suit individual tastes and needs. Additionally, there is a convenient utility room.

Upstairs, you'll find two double bedrooms and a further single bedroom, along with a shower room and a separate WC.

The outdoor spaces are equally appealing, with both front and rear gardens offering opportunities for outdoor activities, gardening, or simply enjoying the fresh air. An attached garage and driveway add practicality and provide secure parking.

With no onward chain, this property offers a smoother and more straightforward purchasing process, allowing buyers to move forward quickly. Whether you're a first-time buyer, a growing family, or seeking a new home in a well-regarded area, this residence holds great potential.

Lounge 12'10" x 10'11" (3.92 x 3.33)

Dining Room 10'6" x 9'3" (3.22 x 2.84)

Kitchen 10'3" x 8'1" (3.13 x 2.48)

Utility 8'9" x 7'4" (2.69 x 2.26)

Bedroom One 12'10" x 9'11" (3.93 x 3.04)

Bedroom Two 10'7" x 10'4" (3.25 x 3.15)

Bedroom Three 9'6" x 7'3" (2.91 x 2.22)

Garage 15'10" x 7'10" (4.83 x 2.4)

Tenure Status - Freehold

Council Tax - Band C



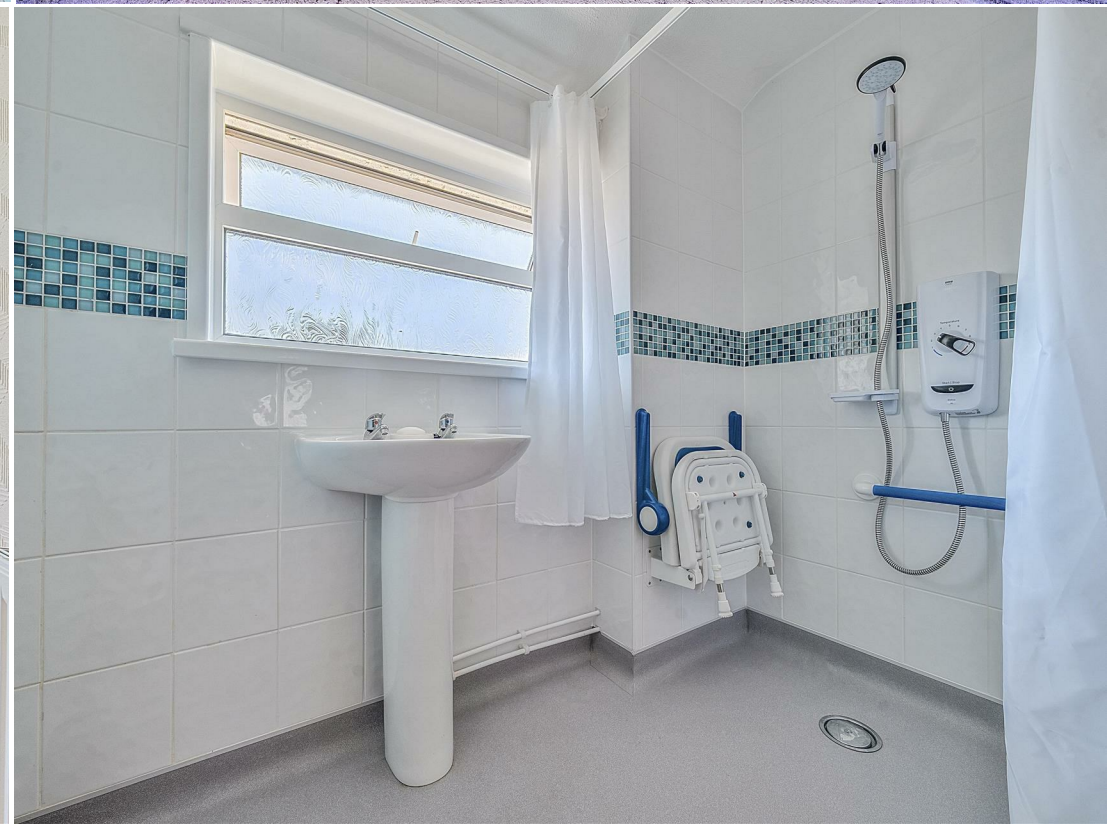












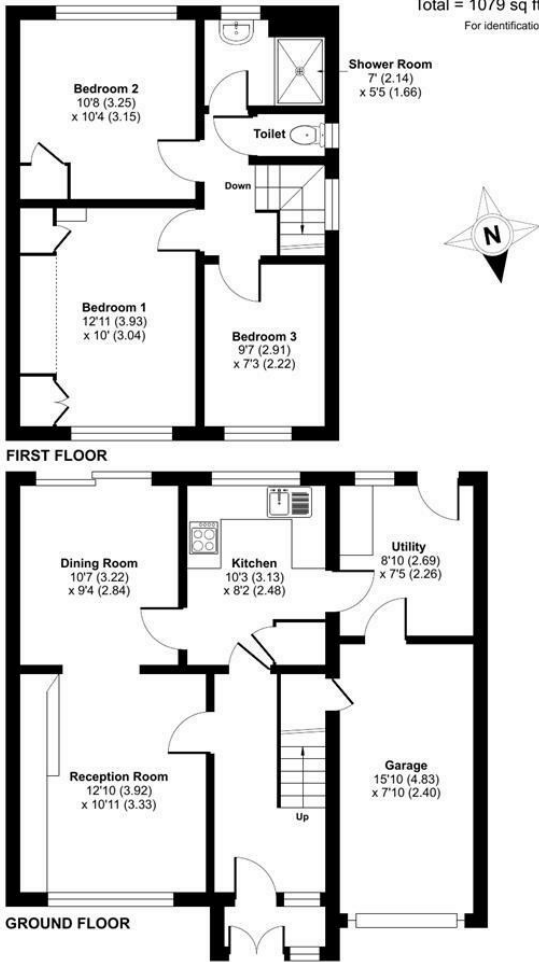






Hollway Road, Bristol, BS14

Approximate Area = 954 sq ft / 88.6 sq m  
Garage = 125 sq ft / 11.6 sq m  
Total = 1079 sq ft / 100.2 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). Produced for Greenwood's Property Centre. REF: 1321366



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		
(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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