



Isabella Road, Hengrove

£320,000



- Energy Rating - C
- 27ft Kitchen/Diner/Living Room
- Close To Local Amenities
- En-Suite
- Rear Access
- Three/Four Bedroom End Terrace Home
- Garage & Driveway Providing Off Street Parking
- UPVC Double Glazing
- Ground Floor Cloakroom
- French Doors Into Rear Garden

Greenwoods are proud to present this beautifully maintained three-storey end-of-terrace townhouse, offering flexible and spacious accommodation ideally located close to all local amenities.

This light-filled and versatile home features three to four bedrooms and has been thoughtfully laid out to suit modern family living. The ground floor welcomes you with a bright entrance hallway, a convenient WC, and an impressive 27ft open-plan kitchen/breakfast/family room – perfect for entertaining or relaxed day-to-day living.

On the first floor, you'll find a generous 13ft lounge that could alternatively serve as a fourth bedroom, alongside a well-proportioned third bedroom with built-in wardrobes and a stylish family bathroom.

The top floor boasts two further double bedrooms, both with built-in wardrobes, including a spacious master bedroom complete with a contemporary en-suite shower room.

Additional benefits include a private garage and allocated parking space, making this an ideal home for growing families or those seeking flexible living space with excellent access to local amenities.

Living Room 14'0" x 12'6" (4.28 x 3.82)

Kitchen/Diner 27'6" x 12'6" (8.39 x 3.82 )

Ground Floor Cloackroom 4'9" x 4'2" (1.46 x 1.29)

Bedroom One 13'10" x 10'4" (4.24 x 3.16)  
both on max

En-Suite 5'11" x 5'10" (1.82 x 1.78)

Bedroom Two 12'5" x 11'0" max (3.80 x 3.37 max )

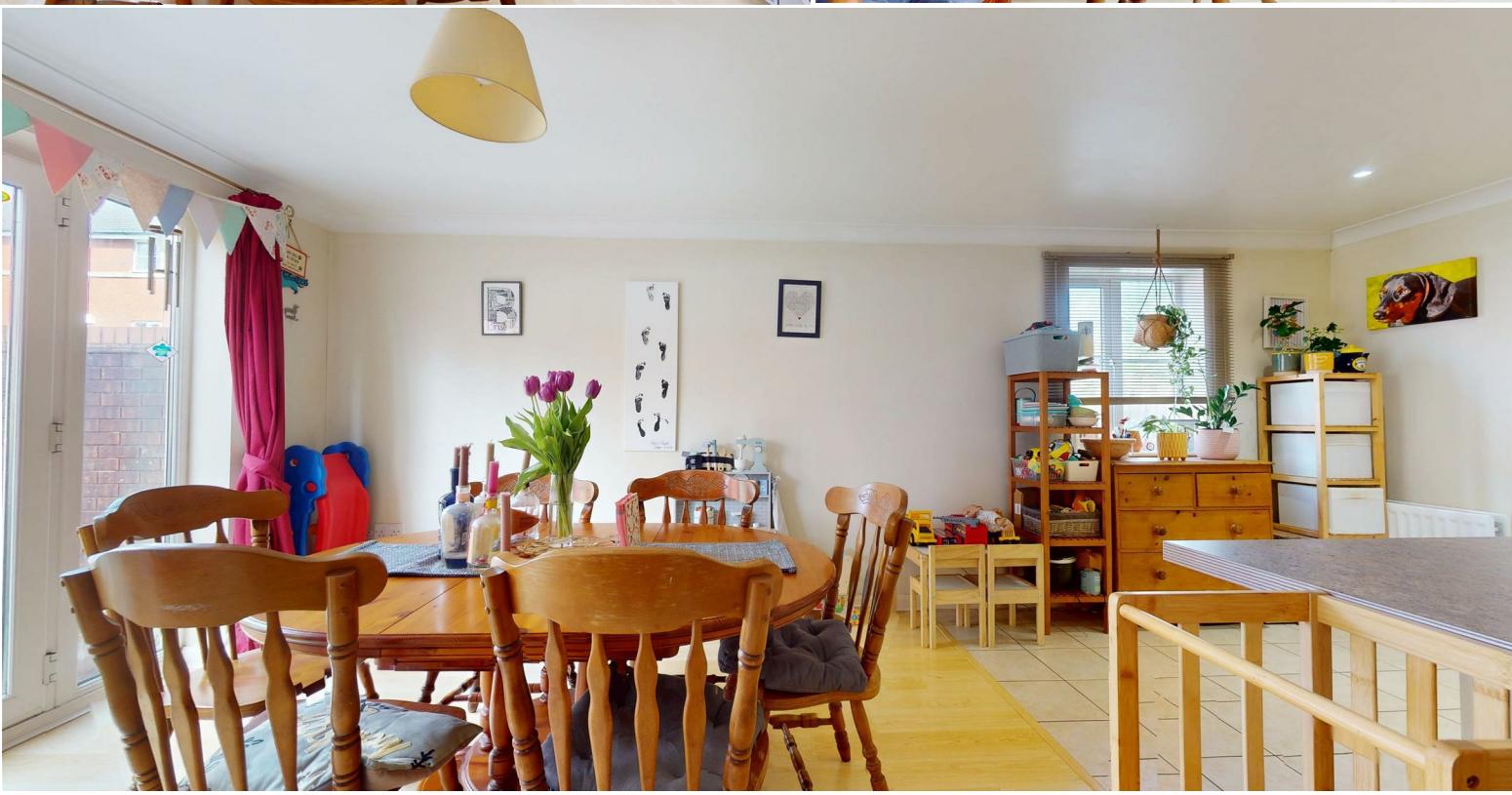
Bedroom Three 10'7" max x 8'5" (3.25 max x 2.58)

Bathroom 8'7" max x 5'6" (2.64 max x 1.68)

Tenure - Freehold

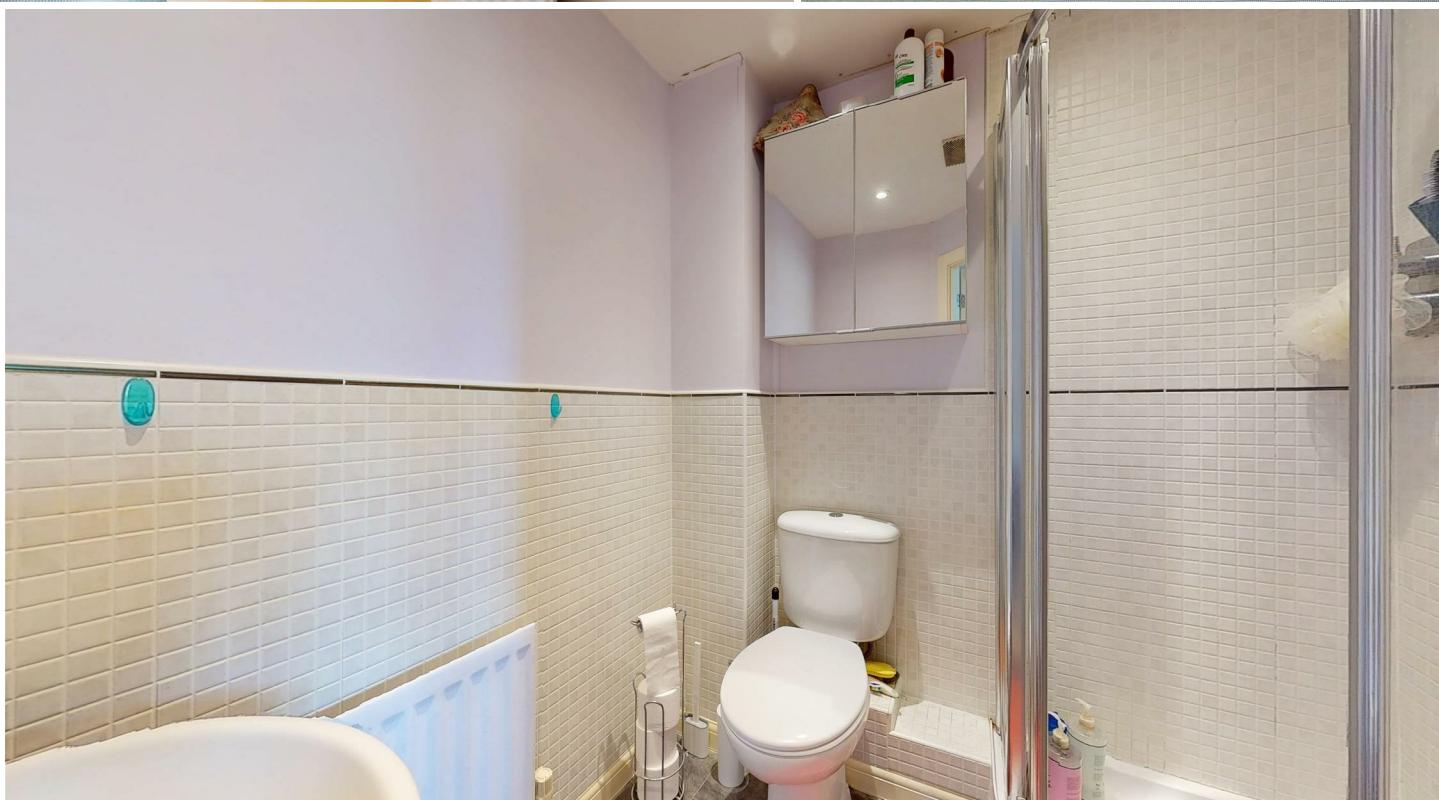
Council Tax Band - C

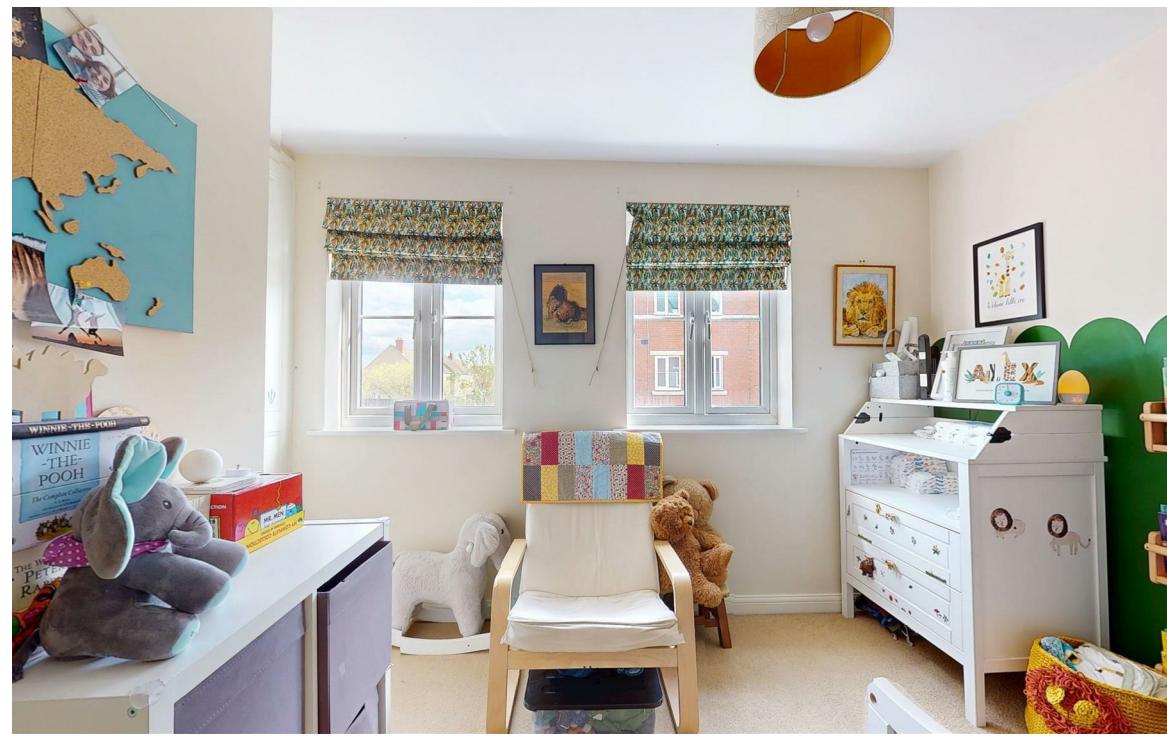










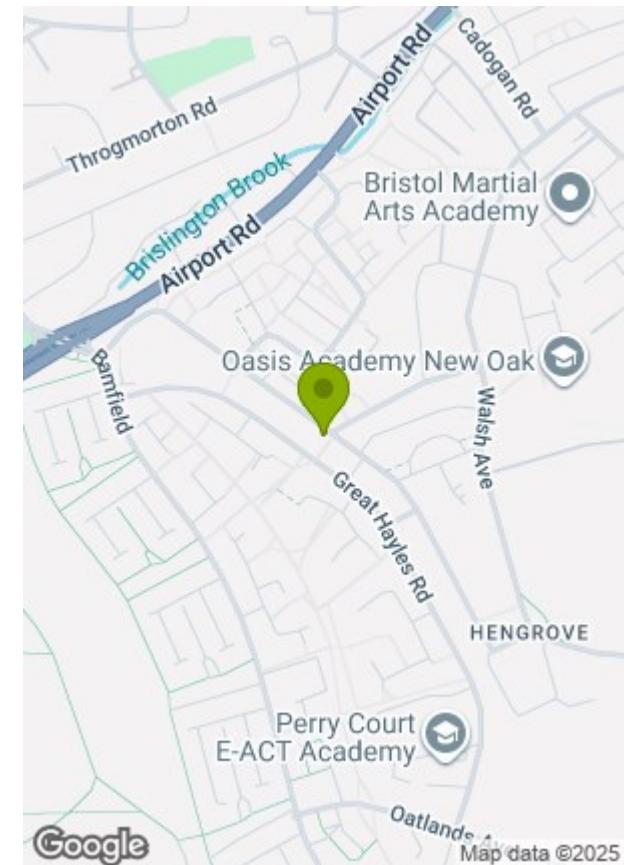
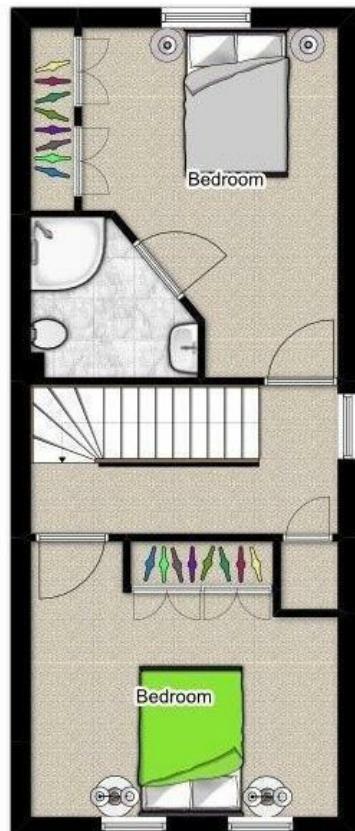






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Approx Gross Internal Floor Area: Total 108m sq / 1163 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(35-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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		
(35-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			