



21 Pinkhams Twist, Bristol, BS14 0RJ

£235,000

- Energy Rating - D
- Two Double Bedrooms
- Upvc Double Glazing
- No Onward Chain
- End Of Terrace House
- Gas Central Heating
- 15ft Lounge
- Single Garage

Greenwoods Property Centre are delighted to bring to market, with no onward chain, this well presented two bedroom end of terrace home — an ideal step onto the ladder for first time buyers or a sound opportunity for investors.

Step inside and you are greeted by a welcoming entrance hallway leading through to a well appointed kitchen and a generous 15 ft living room, complete with patio doors that draw in the afternoon sun and open directly onto the westerly facing rear garden, a lovely spot to unwind at the end of the day.

Upstairs, the home offers two comfortable double bedrooms and a single garage, UPVC double glazing throughout, and gas central heating.

All in all, it is a solid, well located home with great potential, ready to move in.

Lounge 15'8" x 11'9" (4.78m x 3.58m)

Kitchen 11'0" x 5'6" (3.35m x 1.68m)

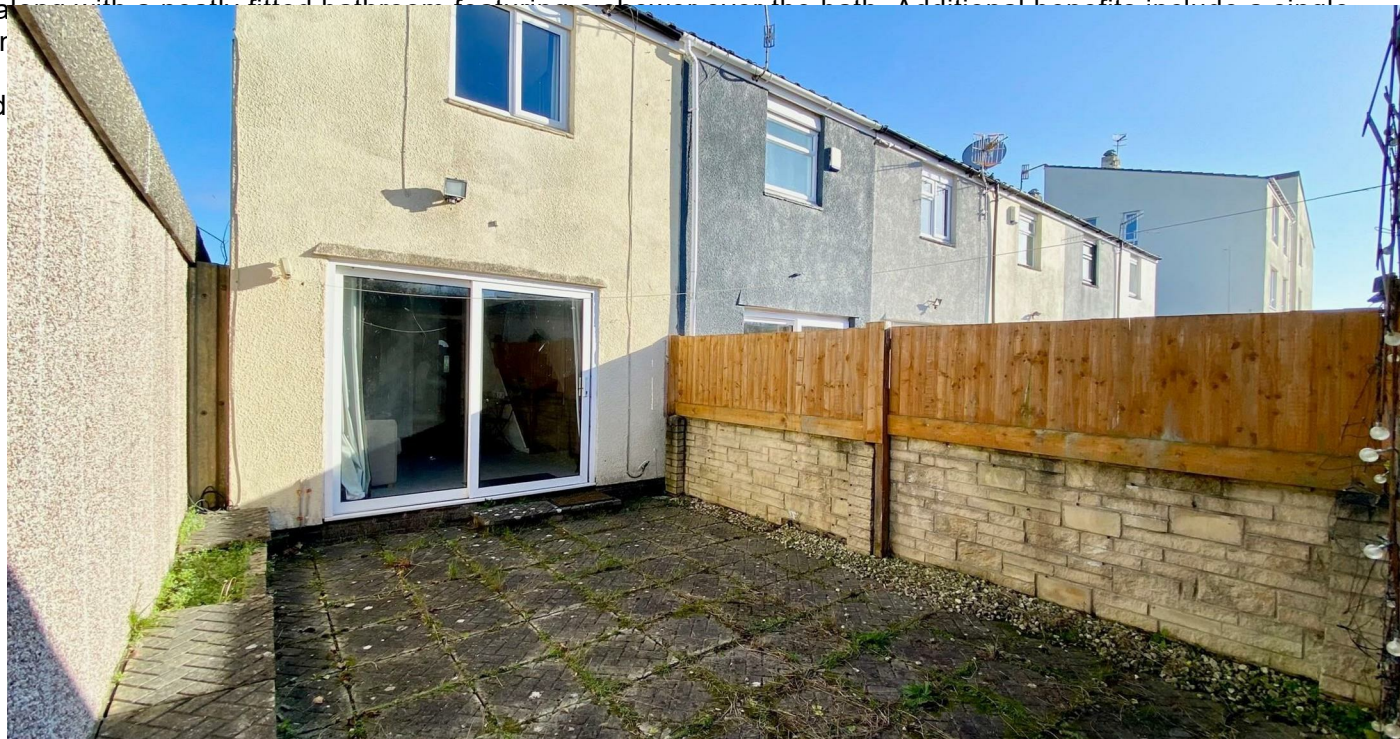
Bedroom One 8'1" x 11'8" (2.46m x 3.56m)

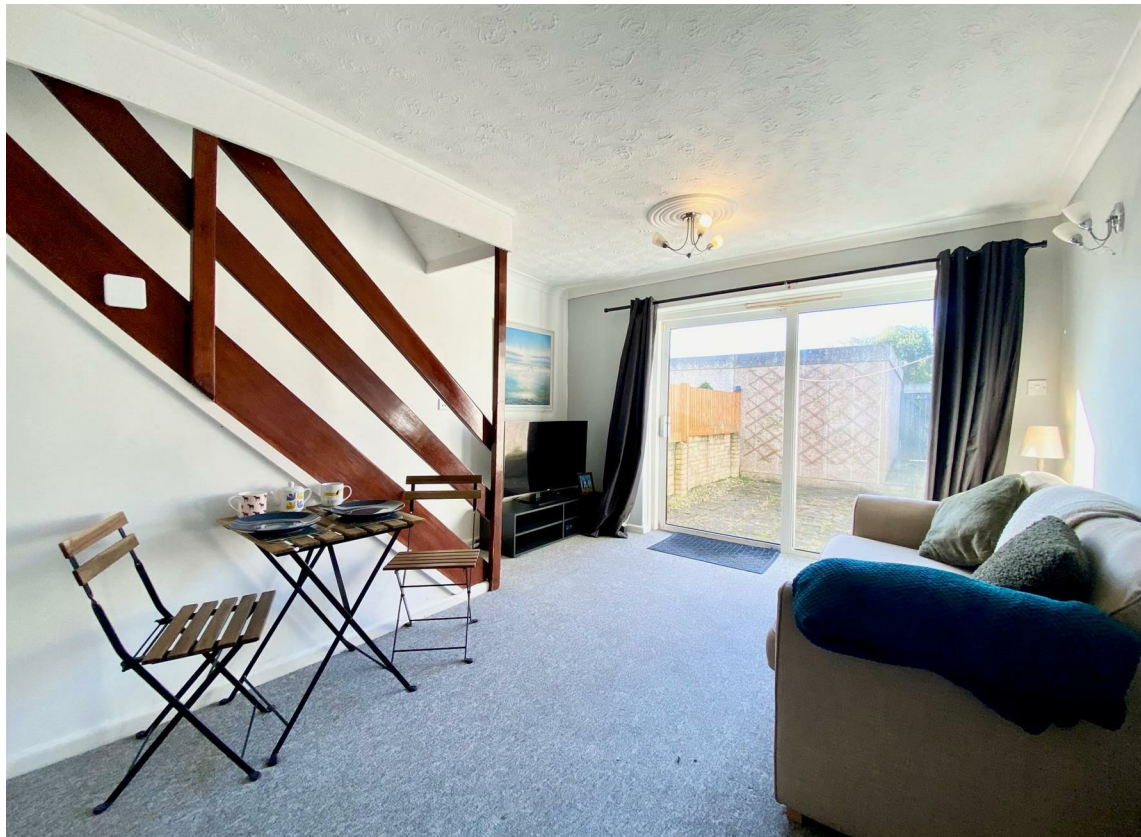
Bedroom Two 9'5" x 8'5" (2.87m x 2.57m)

Bathroom 5'11" x 6'3" (1.80m x 1.91m)

Council Tax - Band B

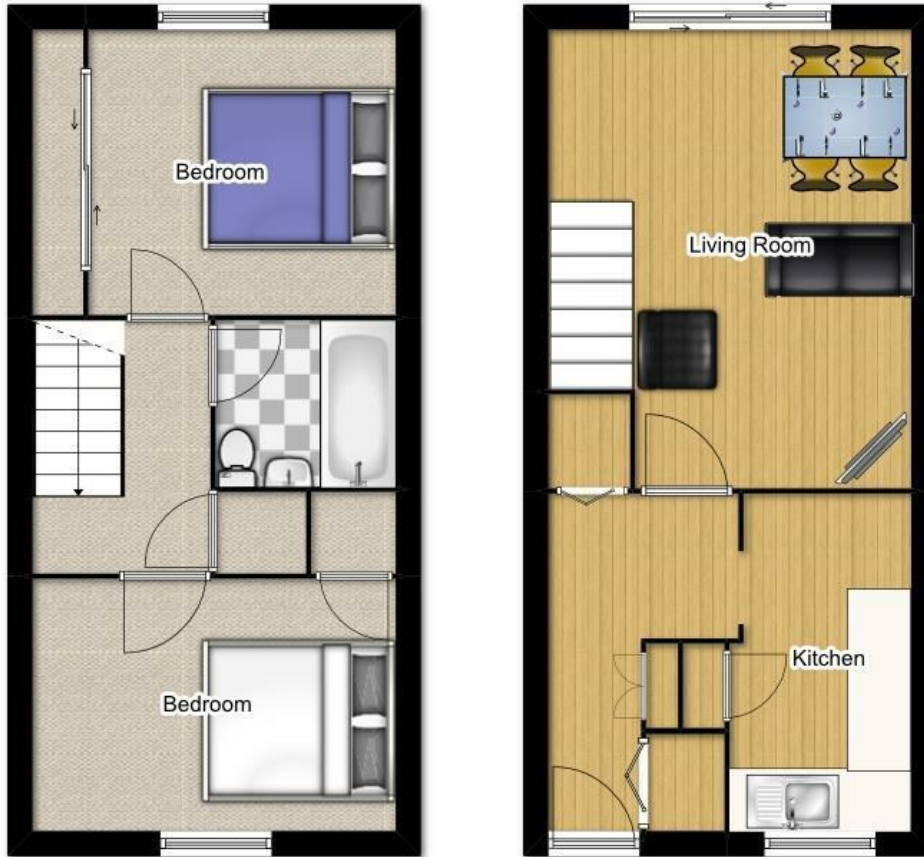
Tenure Status - Freehold







Approx Gross Internal Floor Area: 56 sq. m / 602.8 sq. ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
	<b>62</b>	<b>83</b>
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(40-60) <b>C</b>		
(25-39) <b>D</b>		
(10-24) <b>E</b>		
(0-9) <b>F</b>		
(-1-0) <b>G</b>		
	<b>59</b>	<b>80</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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