



- **Energy Rating - D**
- **Three Bedrooms**
- **Beautifully Presented Throughout**
- **Separate Lounge & Dining Room**

- **Semi Detached Family Home**
- **Garden Family Room / Workshop**
- **Driveway Providing Off Street Parking**
- **Bright & Airy Garden Room**

This meticulously maintained three-bedroom semi-detached home is located in the highly sought-after area of Hengrove, offering excellent access to local amenities including shops, schools, bus routes, and Hengrove Park.

Upon entering the property, you're welcomed by a bright and inviting entrance hallway. To the rear is an extended living room with patio doors opening into a spacious garden room, filled with natural light and providing direct access to the westerly-facing rear garden. At the front of the property, you'll find a separate dining room, and the ground floor is completed by a well-appointed, extended kitchen.

Upstairs, there are two generous double bedrooms - one of which includes fitted wardrobes - along with a versatile single bedroom that would make an ideal home office. A modern family bathroom serves this floor.

Outside, the westerly-facing garden is a standout feature, mainly laid to lawn with a good-sized patio area - perfect for entertaining or enjoying the afternoon sun. The garden also benefits from a multi-functional outhouse, currently arranged as a cosy family room and separate workshop.

Additional benefits include gas central heating and UPVC double glazing, ensuring comfort and energy efficiency throughout the home.

Living Room 16'11" x 11'6" (5.17 x 3.53)

Dining Room 12'10" x 11'6" (3.93 x 3.53)

Kitchen 14'0" x 6'9" (4.29 x 2.08)

Garden Room 11'3" x 10'0" (3.45 x 3.05)

Bedroom One 12'11" x 10'11" (3.95 x 3.33)

Bedroom Two 11'10" x 10'10" (3.61 x 3.31)

Bedroom Three 8'9" x 7'11" (2.68 x 2.43)

Bathroom 7'6" x 6'10" (2.3 x 2.1)

Family Room (Outbuilding) 12'9" x 11'9" (3.9 x 3.6)

Workshop (Outbuilding) 10'0" x 7'8" (3.07 x 2.35)

Tenure Status - Freehold

Council Tax - Band C





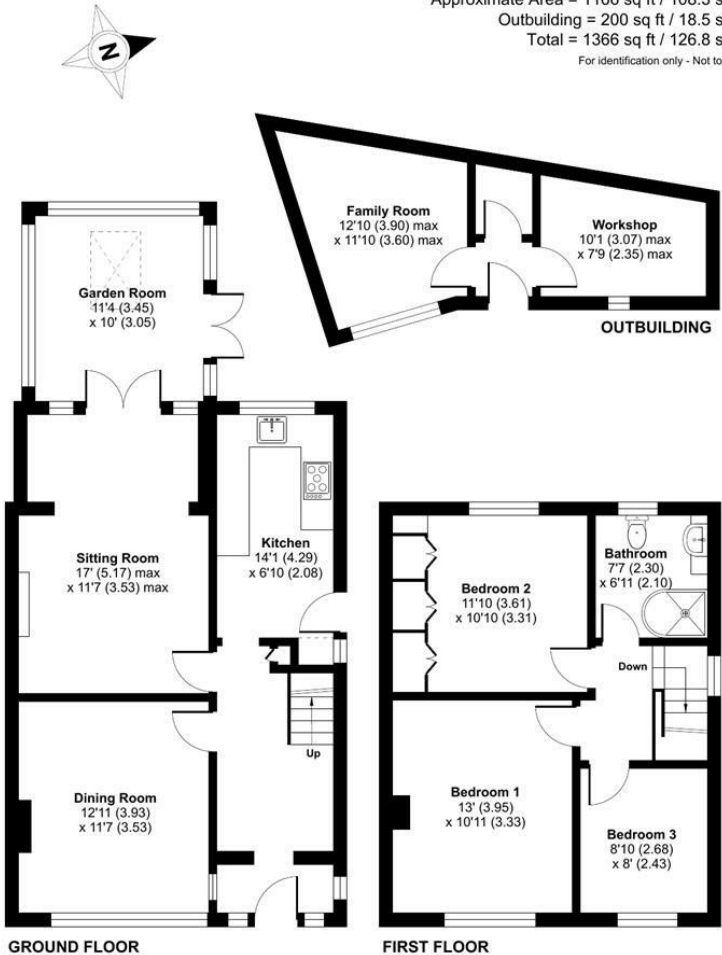




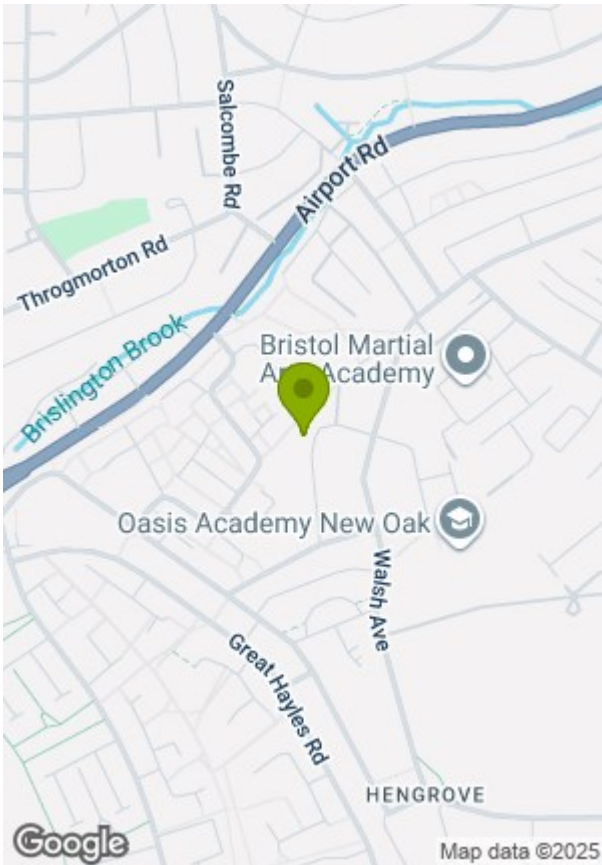


Fanshawe Road, Bristol, BS14

Approximate Area = 1166 sq ft / 108.3 sq m
Outbuilding = 200 sq ft / 18.5 sq m
Total = 1366 sq ft / 126.8 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). © nichiocom 2025. GREENWOODS SALES • LETTINGS • COMMERCIAL



Energy Efficiency Rating table with columns for Current and Potential ratings, showing a scale from A to G.

Environmental Impact (CO2) Rating table with columns for Current and Potential ratings, showing a scale from A to G.

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