



Clatworthy Drive, Hengrove

£425,000

- **Energy Rating - D**
- **Three Bedroom Home**
- **Recently Completely Renovated**
- **Open Plan Living**
- **Ground Floor Shower Room**

- **NO ONWARD CHAIN**
- **South Facing Rear Garden**
- **Wrap Around Extension**
- **Utility Room**
- **Driveway Providing Off Street Parking**

Located on Clatworthy Drive in Hengrove, this fully renovated home, offered with NO ONWARD CHAIN, benefits from a wrap-around extension and stylish modern finishes throughout.

Upon entering, a welcoming entrance porch leads into a bright hallway. The open-plan living space is designed for modern living, with French doors opening to the south-facing rear garden, allowing for plenty of natural light. The high-spec contemporary kitchen is finished to an exceptional standard and is fully equipped with integrated appliances, including a fridge, freezer, oven, hob, dishwasher, and microwave.

A spacious utility room adjoins the kitchen, offering additional storage, fitted units, a washing machine, and a tumble dryer. Completing the ground floor is a convenient shower room.

Upstairs, the property features three generously sized bedrooms and a stylish family bathroom with a shower over the bath. Additional benefits include gas central heating and UPVC double glazing throughout.

Externally, the home offers off-street parking via a private driveway, while the enclosed rear garden enjoys a south-facing aspect, featuring a patio area, side access.

Living Area 25'5" x 18'1" (7.77 x 5.52)

Kitchen/Dining Area 20'11" max x 15'2" (6.39 max x 4.64)

Utility 11'0" x 5'9" (3.37 x 1.76)

Ground Floor Shower Room 10'11" x 3'10" (3.34 x 1.19)

Bedroom One 13'5" x 10'9" (4.09 x 3.29)

Bedroom Two 11'7" x 11'0" (3.55 x 3.37)

Bedroom Three 10'0" x 10'3" (3.05 x 3.13)

Bathroom 6'7" x 5'4" (2.03 x 1.65)

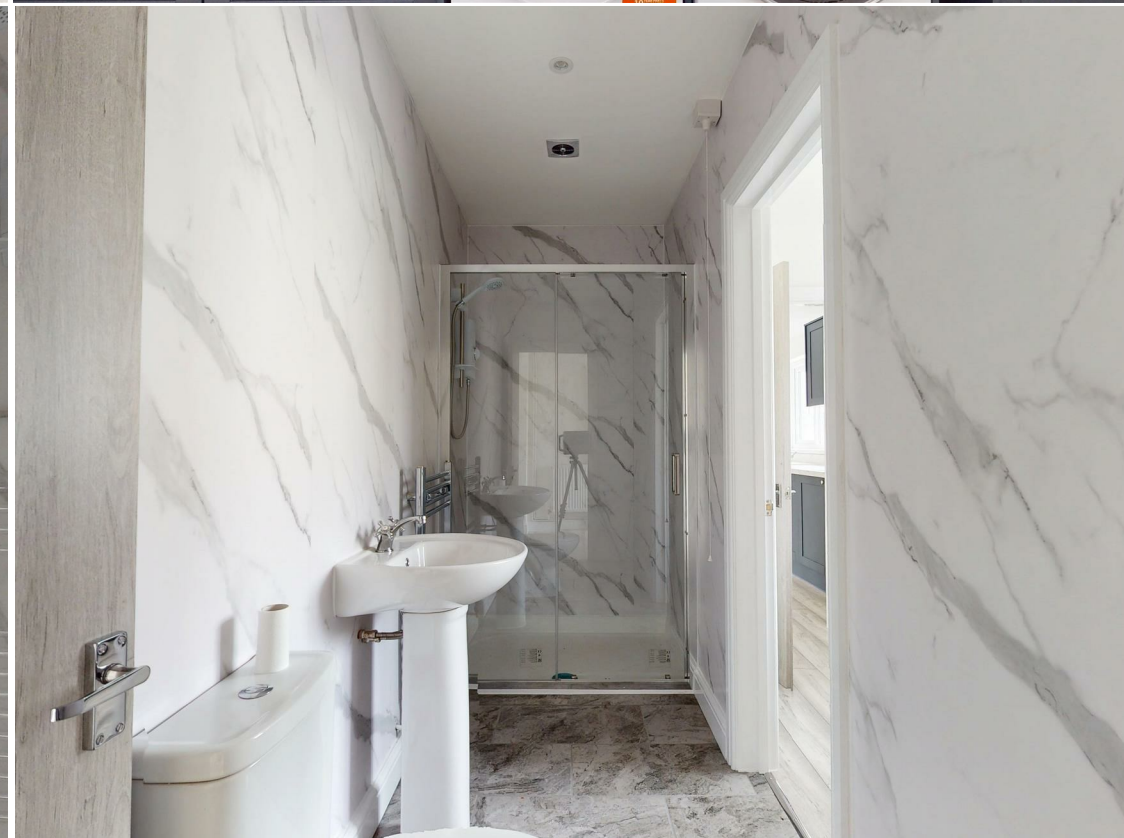
Tenure - Freehold

Council Tax Band - A



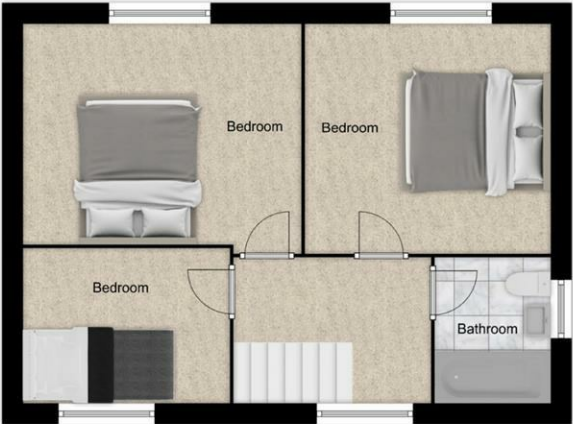




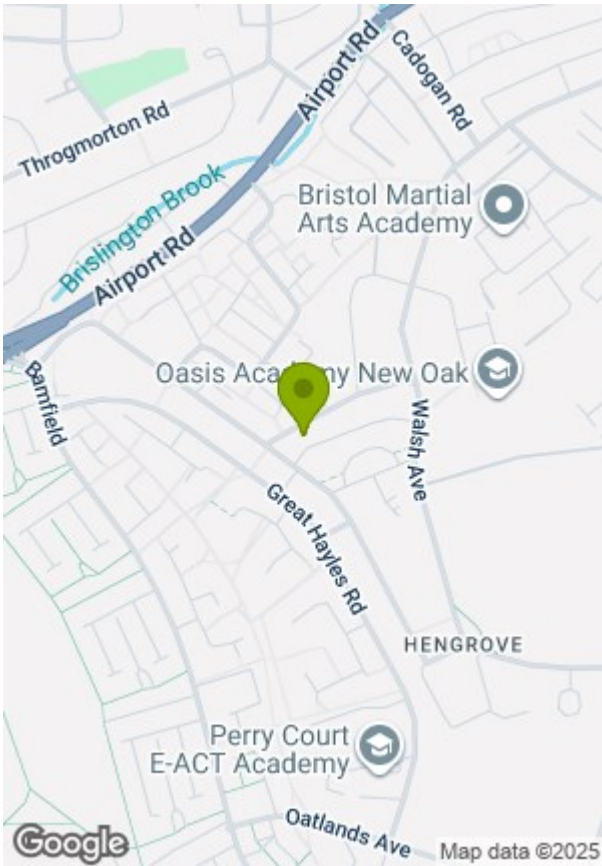








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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91)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