



- **Energy Rating - D**
  - **Lounge / Diner**
  - **First Floor Bathroom**
  - **West Facing Rear Garden**
  - **Three Bedroom House**
  - **Fitted Kitchen**
  - **Off Street Parking**
  - **No Onward Chain**
- A three Bedroom terraced house in Stockwood situated in a good location, close to local schools, amenities and bus routes to Bristol City Centre. The accommodation briefly comprises; an entrance hall, large lounge and fitted kitchen with white goods. To the first floor are two double bedrooms, a single bedroom and a bathroom with a shower over the bath. The is a good sized rear garden which is tiered into three levels. The property also benefits from off street parking.
- The kitchen and lounge/diner features a built-in oven and hob, while the spacious lounge benefits from a large amount of natural light through French doors that open into a lovely conservatory at the rear — creating an additional versatile living space that can be enjoyed all year round. Upstairs, you'll find two comfortable double bedrooms, with bedroom one benefiting from built-in wardrobes, along with a contemporary shower room bathroom.
- Outside, the rear garden is attractively laid to patio and lawn, complete with a vegetable patch — ideal for those who enjoy outdoor living or a bit of gardening. The property also benefits from rear access and a garage. Additional features include UPVC double glazing and gas central heating.

Lounge / Diner 22'4" x 11'8" (6.83 x 3.56)

Kitchen 9'3" x 8'7" (2.84 x 2.62)

Bedroom One 13'1" x 10'9" (4.01 x 3.3)

Bedroom Two 11'8" x 9'1" (3.58 x 2.79)

Bedroom Three 9'8" x 8'9" (2.95 x 2.67)

Bathroom 7'10" x 5'8" (2.39 x 1.75)

Council Tax - Band B

Tenure Status - Freehold

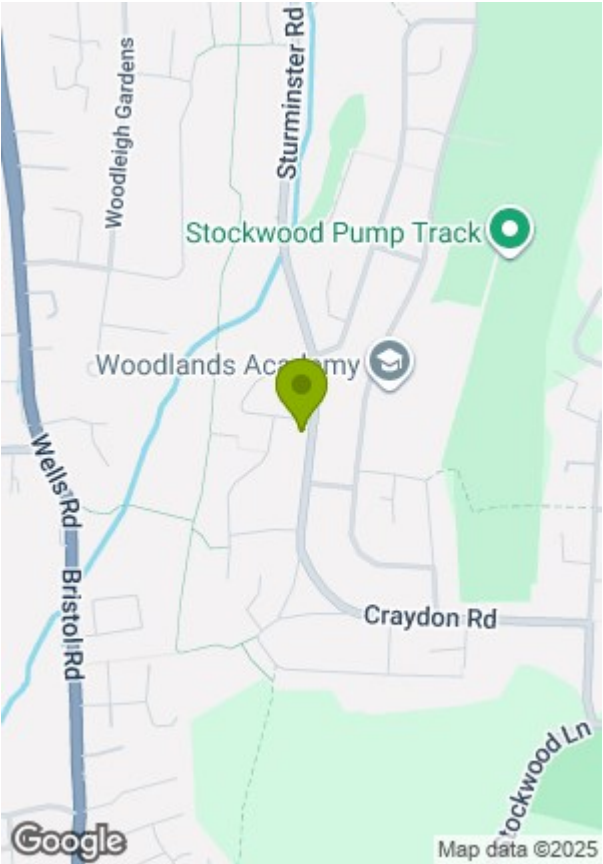








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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	76	England & Wales	EU Directive 2002/91/EC	62

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