



£255,500



- **Energy Rating - D** 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. There is a good sized rear garden which is tiered into three levels. The property also benefits from off street parking.
- **Lounge / Diner**
- **First Floor Bathroom**
- **West Facing Rear Garden**

• **Three Bedroom House**

- **Fitted Kitchen**
- **Off Street Parking**
- **No Onward Chain**

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

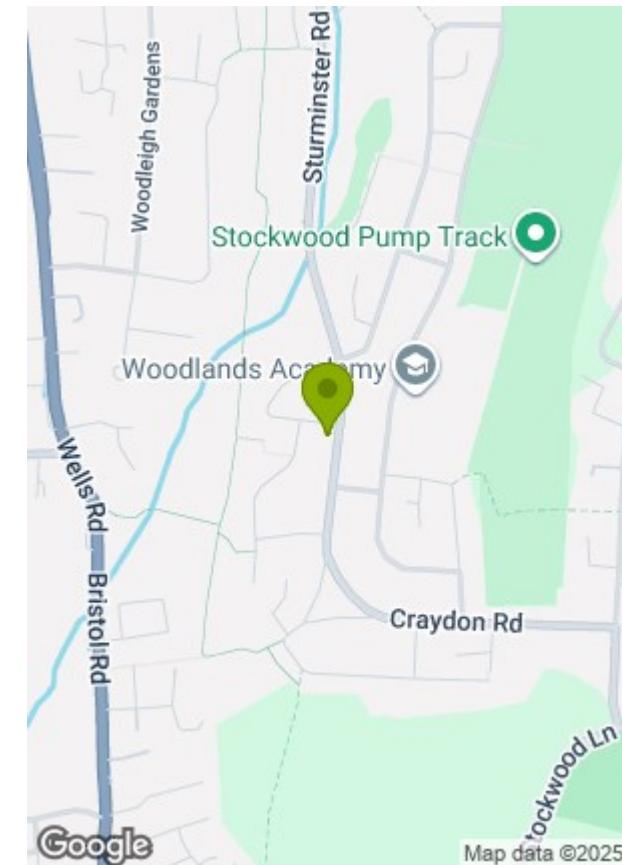




Approx Gross Internal Floor Area: Total 78.65m sq / 847 sq ft



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			