



Hardenhuish Road, Brislington

£350,000

- **Energy Rating - C**
- **NO ONWARD CHAIN**
- **Ground Floor Shower Room & Upstairs Bathroom**
- **Side Access**
- **Dining Room**
- **End Of Terrace Three Bedroom Home**
- **Southerly Facing Rear Garden**
- **UPVC Double Glazed & Gas Central Heating**
- **Driveway Providing Off Street Parking**
- **Conservatory**

If you are looking for a three bedroom home with no onward chain, a great sense of space and a location that really works for day to day life, this end of terrace property is well worth your attention.

Set in a well connected position with local amenities close at hand, Sandy Park Road offers a brilliant selection of independent shops and cafés including Grounded and Deli, with the ever popular Paintworks just a short stroll away, home to Miro Lounge and Alex Does Coffee. Regular bus services run from Sandy Park Road, making access into the city straightforward, while nearby green spaces such as Arnos Court Park, Nightingale Valley Nature Reserve and St Anne's Wood provide wonderful outdoor escapes, particularly appealing for dog walkers and families alike.

Step inside and you are welcomed by a bay fronted living room to the left, a bright and comfortable space that works perfectly as a place to unwind. To the rear, the kitchen offers plenty of storage and worktop space, with room for appliances and an easy flow through to the ground floor shower room. From here there is access to the rear garden and a separate dining room, with patio doors opening into the conservatory, creating flexible living and entertaining space.

Upstairs, the property offers three bedrooms, two generous doubles and a third single bedroom that would make an ideal home office or nursery. Completing the first floor is a contemporary family bathroom fitted with a shower over the bath.

Outside, the home continues to impress with a driveway providing off street parking and side access to the rear garden, a useful brick built storage unit and a rear garden laid to patio and lawn. Unusually, there is also a second driveway accessed via a rear lane, offering additional off street parking or further flexibility.

All in all, this is a versatile family home in a location that combines convenience, community and green space, offered with the added benefit of no onward chain.

Living Room 12'2" into bay x 12'0" max (3.71 into bay x 3.66 max)

Kitchen 9'10" min x 8'11" (3.02 min x 2.72)

Dining Room 11'6" x 8'11" (3.53 x 2.72)

Conservatory 11'6" x 8'5" (3.51 x 2.59)

Shower Room 6'0" x 5'8" (1.85 x 1.75)

Bedroom One 14'0" x 11'1" (4.29 x 3.40)

Bedroom Two 11'6" x 10'5" (3.51 x 3.18)

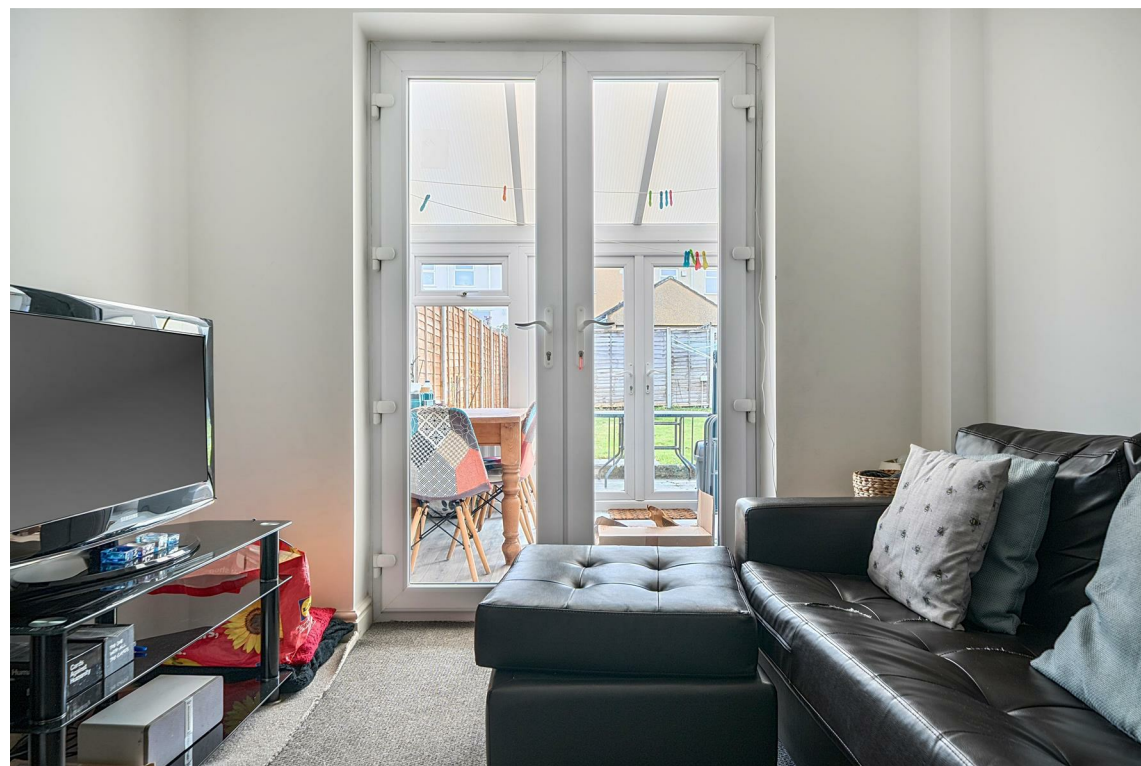
Bedroom Three 9'8" x 6'11" (2.95 x 2.13)

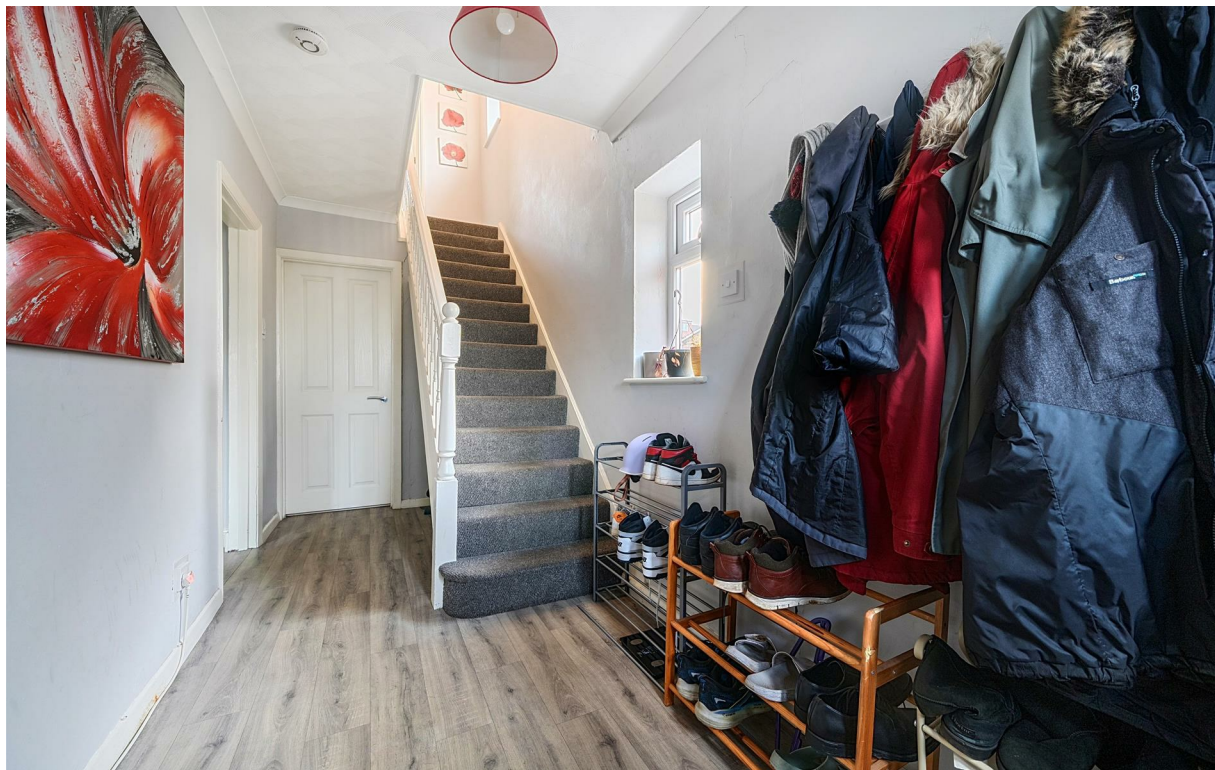
Bathroom 7'6" x 5'2" (2.31 x 1.60)

Tenure Status - Freehold

Council Tax - Band B





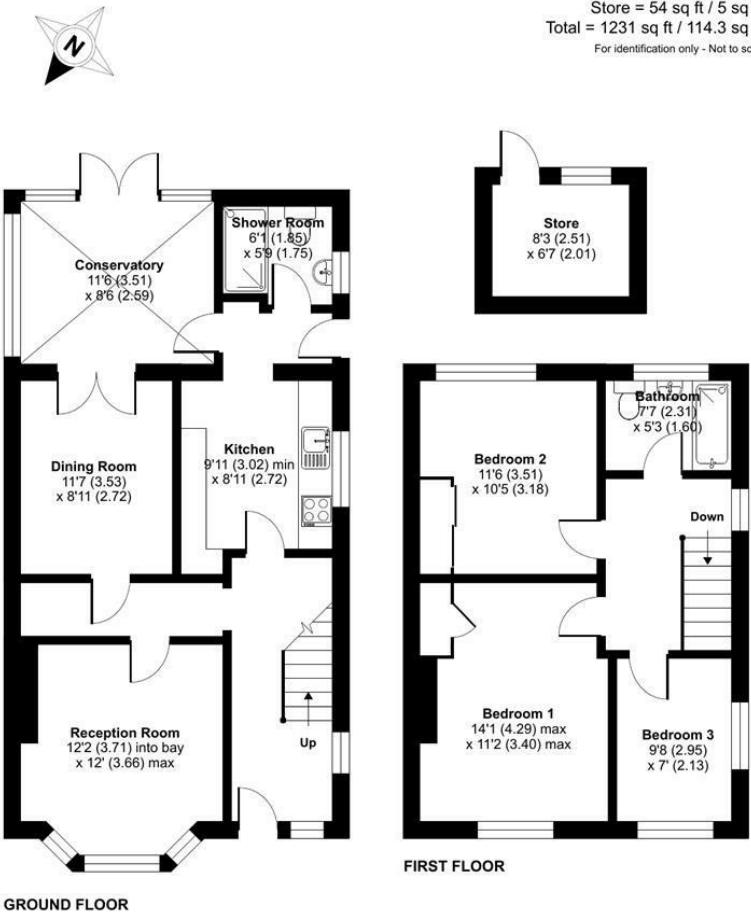




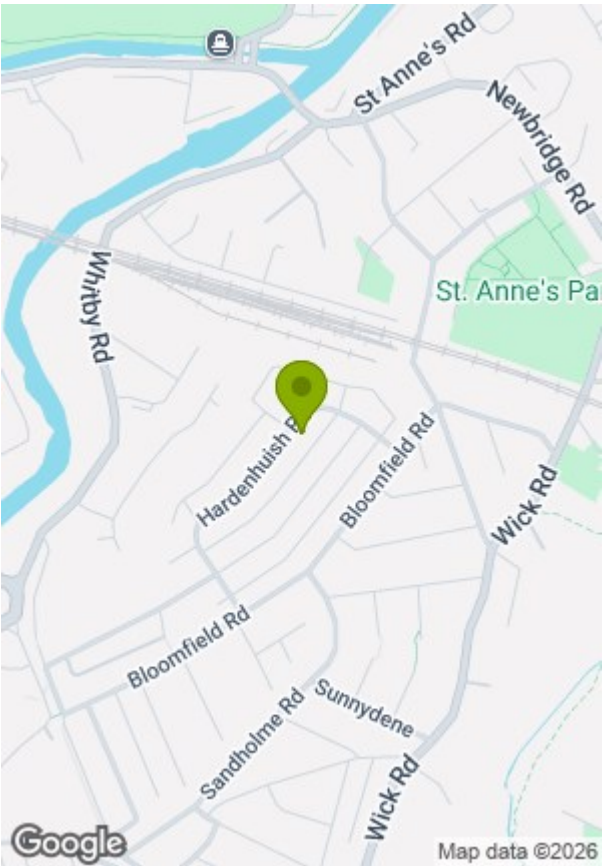


Hardenhuish Road, Bristol, BS4

Approximate Area = 1177 sq ft / 109.3 sq m  
Store = 54 sq ft / 5 sq m  
Total = 1231 sq ft / 114.3 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). Produced for Greenwood's Property Centre. REF: 1381699



| 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) <b>A</b>                          |                         |           | (82 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.