



Bittle Mead, Hartcliffe

£256,000



- Energy Rating - B
- NO ONWARD CHAIN
- Storage Shed
- Gas Central Heating & UPVC Double Glazing
- Three Bedroom Home
- Southerly Facing Garden
- 18ft Kitchen/Diner
- Solar Panels

**\*\*NO ONWARD CHAIN\*\***

As you approach, the property welcomes you with a lovely porch, offering additional space for coats, shoes, and a warm introduction to the home. Inside, you'll find a cozy lounge, perfect for relaxing, and an expansive 18ft kitchen/diner, ideal for family meals and entertaining guests.

On the first floor, there are two generously sized double bedrooms, a versatile single bedroom, perfect as a child's room or home office and a well-presented shower room complemented by a separate toilet for added convenience.

Outside, the property boasts an enclosed, southerly-facing garden, providing a peaceful retreat laid to patio, complete with a shed/storage room for practical storage solutions.

Additional benefits include UPVC double glazing and gas central heating powered by a modern combination boiler.

Situated within close proximity to local shops, schools, bus routes, and essential amenities, this home offers both comfort and practicality, making it an excellent choice for its fortunate new owners.

Lounge 18'3" x 12'8" into recess (5.57 x 3.87 into recess)

Kitchen/Diner 18'2" x 9'11" (5.54 x 3.03 )

Bedroom One 12'3" x 10'7" (3.74 x 3.23)

Bedroom Two 10'4" x 9'6" (3.15 x 2.90)

Bedroom Three 9'3" x 7'10" max (2.83 x 2.39 max )

Shower Room 5'5" x 5'0" (1.67 x 1.53 )

First Floor Cloakroom 5'5" x 2'9" (1.67 x 0.86)

Tenure - Freehold

Council Tax Band - B



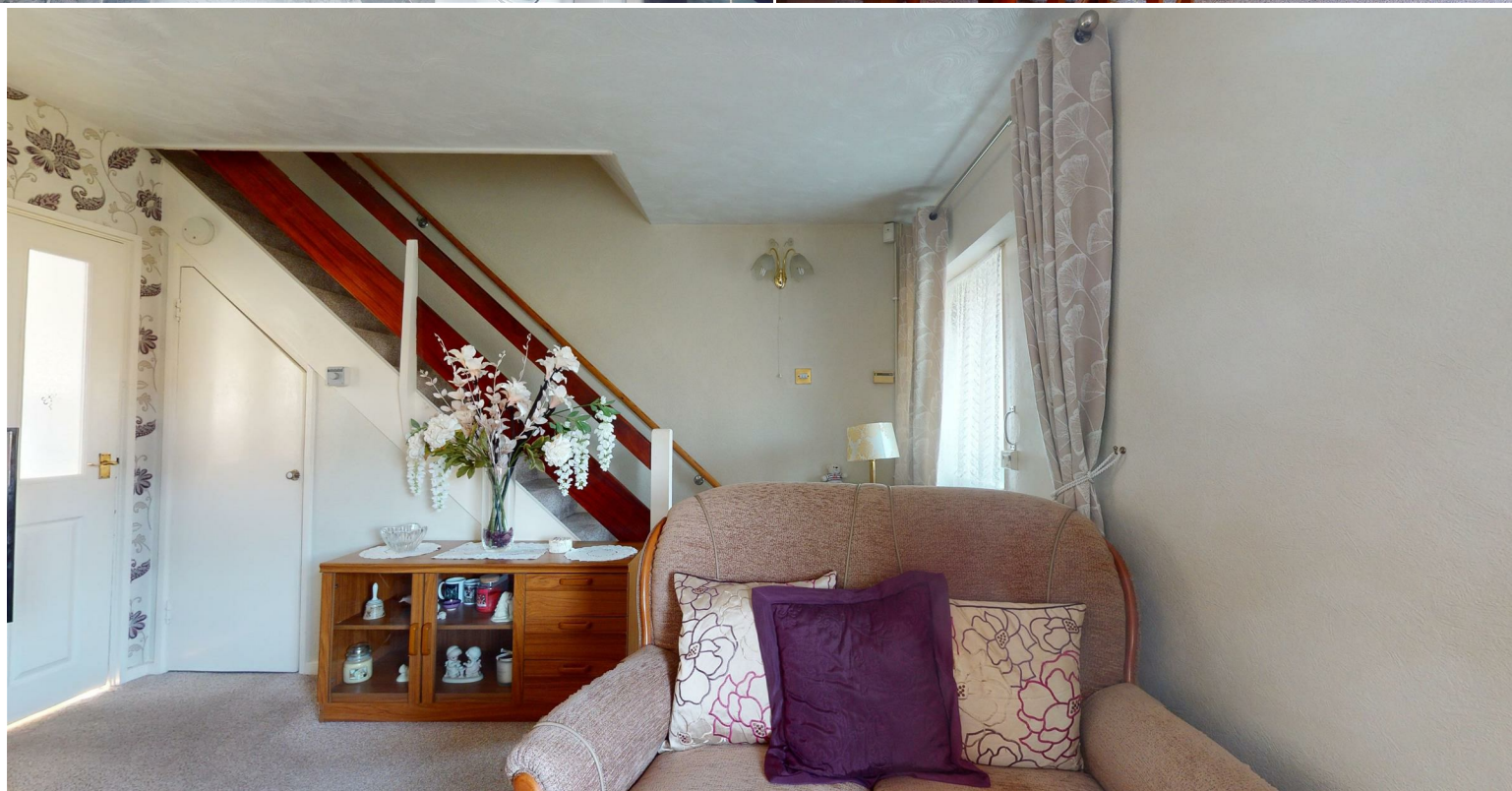












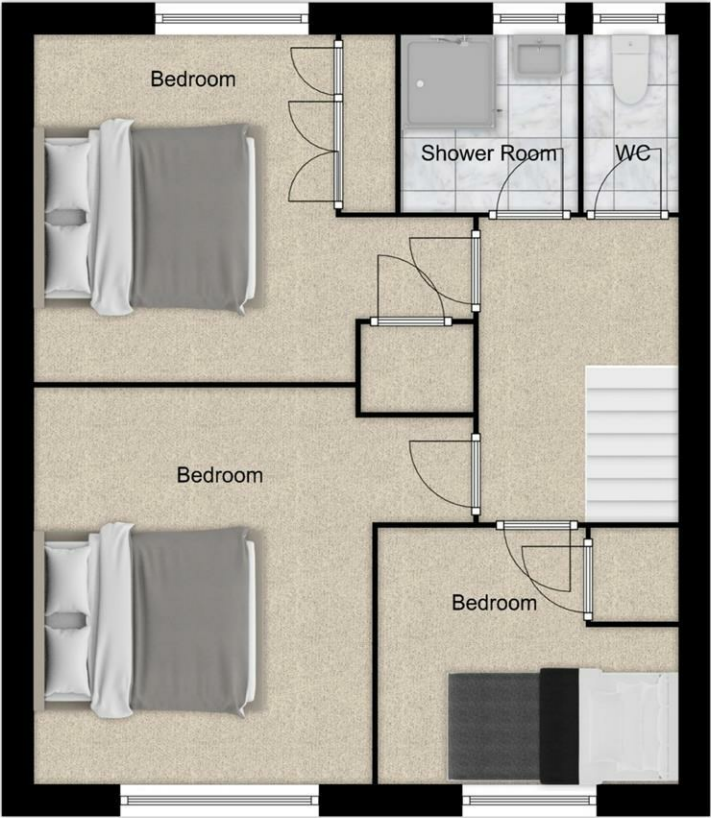












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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus)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

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