



156 New Fosseway Road, Bristol, BS14 9LJ

£280,000

- Energy Rating - C
- Three Bedroom Home
- Extensive Rear Garden
- No Onward Chain
- Semi Detached
- Popular Location

Offered to market with NO ONWARD CHAIN, is this three bed family home offering plenty of social space inside and out.

You are welcomed into this property via the expansive entrance hall spanning over 13ft and providing access into the living sections of the home. To your left is the living/dining area. This large space flows nicely from dining space into living area and can be utilised as one big room large enough for all your friends and family. Completing the ground floor is the kitchen with ample storage and workspace for meal prep.

Upstairs are three bedrooms, two of which are excellent sized double rooms, the third bedroom would be a generous single room or could be used as a home office, nursery or gaming room. The three piece bathroom suite finishes the first floor.

Externally there is an extensive garden with a large patio section before the rest of the outdoor space is laid to lawn. The garden backs onto and overlooks adjoining school fields.

Tenure Status - Freehold

Council Tax - Band C

Living Room 15'5" x 10'7" (4.72 x 3.23)

Kitchen 11'9" x 6'6" (3.59 x 2)

Dining Room 10'7" x 9'6" (3.23 x 2.91)

Entrance Hall 13'6" x 6'6" (4.14 x 2)

Bedroom One 13'8" x 10'10" (4.18 x 3.31)

Bedroom Two 11'8" x 10'11" (3.58 x 3.33)

Bedroom Three 10'6" x 6'11" (3.21 x 2.13)

Bathroom 6'11" x 6'1" (2.13 x 1.86)

Outbuilding 7'10" x 6'2" (2.41 x 1.9)





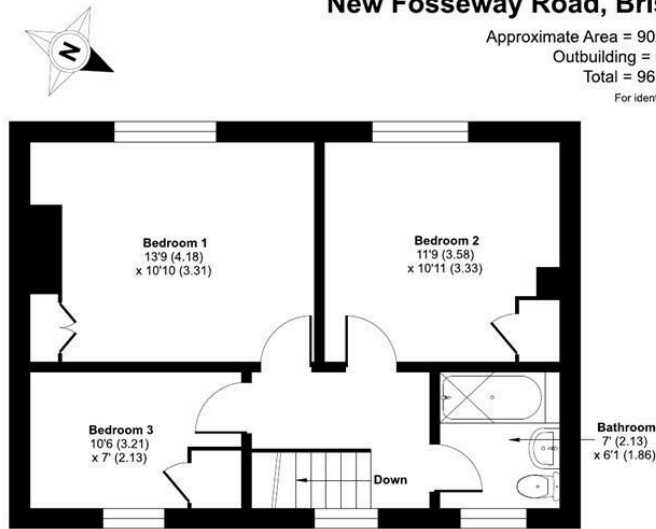
New Fosseway Road, Bristol, BS14

Approximate Area = 902 sq ft / 83.7 sq m

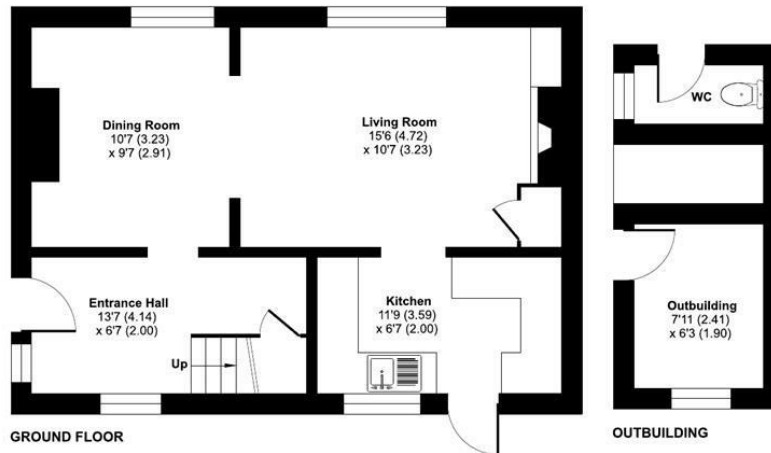
Outbuilding = 67 sq ft / 6.2 sq m

Total = 969 sq ft / 89.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		72	87
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC			

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