



HUNTERS[®]
HERE TO GET *you* THERE

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Sheepscroft, Withywood, Bristol, BS13

£250,000



A three bedroom terraced property with a large rear garden, off street parking for 2-3 vehicles and NO ONWARD CHAIN. The property offers potential to modernise so would be perfect for anyone looking to get on the property ladder and put their own stamp on a fantastic home. The accommodation comprises in brief of a living room, kitchen, dining room, three bedrooms and shower room. The property is situated on a quiet road in Withywood and is located within close proximity to local schools, amenities, parks and also provides great access to Bristol City Centre. Call today to a book a viewing!

Entrance Hallway

12'11" x 5'8"

Access to the property through the front door into the entrance hallway. Stairs leading from the ground floor to the first floor. Access to the living room and kitchen. Under stairs storage cupboard.

Living Room

12'11" x 11'8"

Leading from the hallway into the living room. Double glazed window to the front. Fireplace with break hearth.

Kitchen

9'4" x 8'8"

Leading from the hallway into the kitchen. Double glazed window to the rear. Sink. Space for appliances. Matching wall and base units. Door to rear garden. Access to the dining room.

Dining Room

9'4" x 8'11"

Leading from the kitchen into the dining room. Double glazed window to the rear.

Landing

6'9" x 6'3"

Stairs leading from the ground floor to the first floor. Access to shower room and all three bedrooms.

Bedroom One

13'4" x 12'0"

Leading from the landing into bedroom one. Double glazed window to the front. Built in cupboard housing boiler.

Bedroom Two

9'5" x 13'7"

Leading from the landing into bedroom two. Double glazed window to the rear.

Bedroom Three

9'6" x 8'9"

Leading from the landing bedroom three. Double glazed window to the front.

Shower Room

5'9" x 7'10"

Leading from the landing into the shower room (currently used as a wet room). Obscured double glazed window to the rear. The shower room consists of a W/C, wash basin and shower unit.

Front Garden

Access to property via block paved driveway leading to front door. Off street parking for 2-3 cars. Shared side alley providing access to rear garden.

Rear Garden

Access to rear garden via kitchen/diner or side alley. Large rear garden, patio areas, shrub, plants, outbuilding for storage. Enclosed by wall and fences.



KEY FEATURES

- Off Street Parking For 2-3 Cars
 - Large Rear Garden
 - No Onward Chain
 - Three Bedrooms
 - Quiet Location
- Close To Local Schools & Amenities
 - Two Reception Rooms
- Great Access To City Centre
 - Council Tax Band B
 - Call Today To View

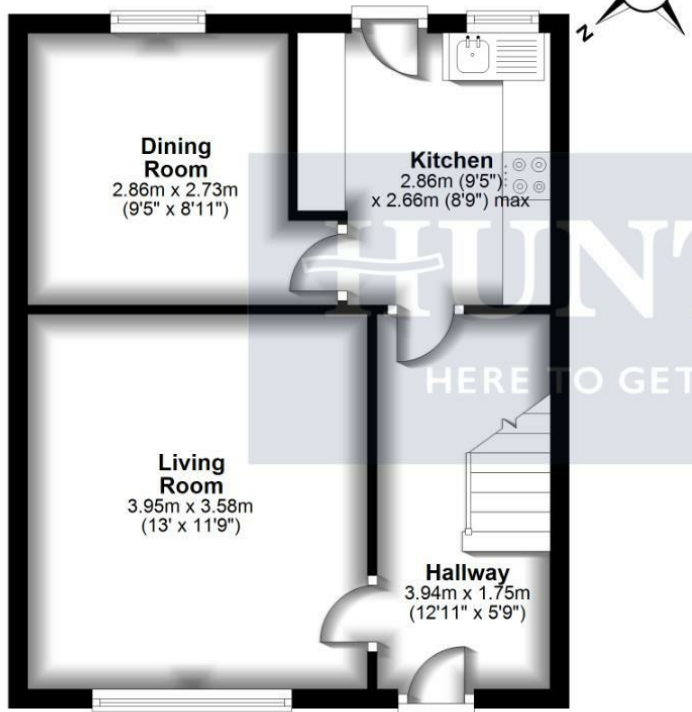






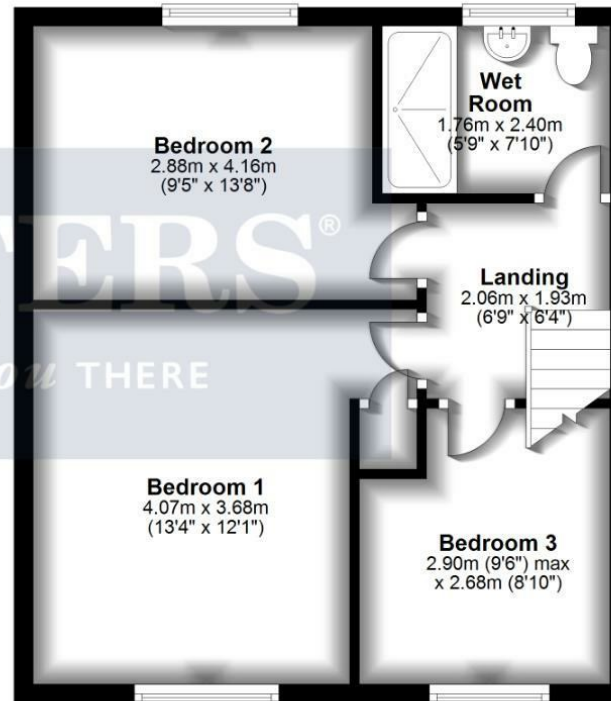
Ground Floor

Approx. 37.7 sq. metres (405.5 sq. feet)

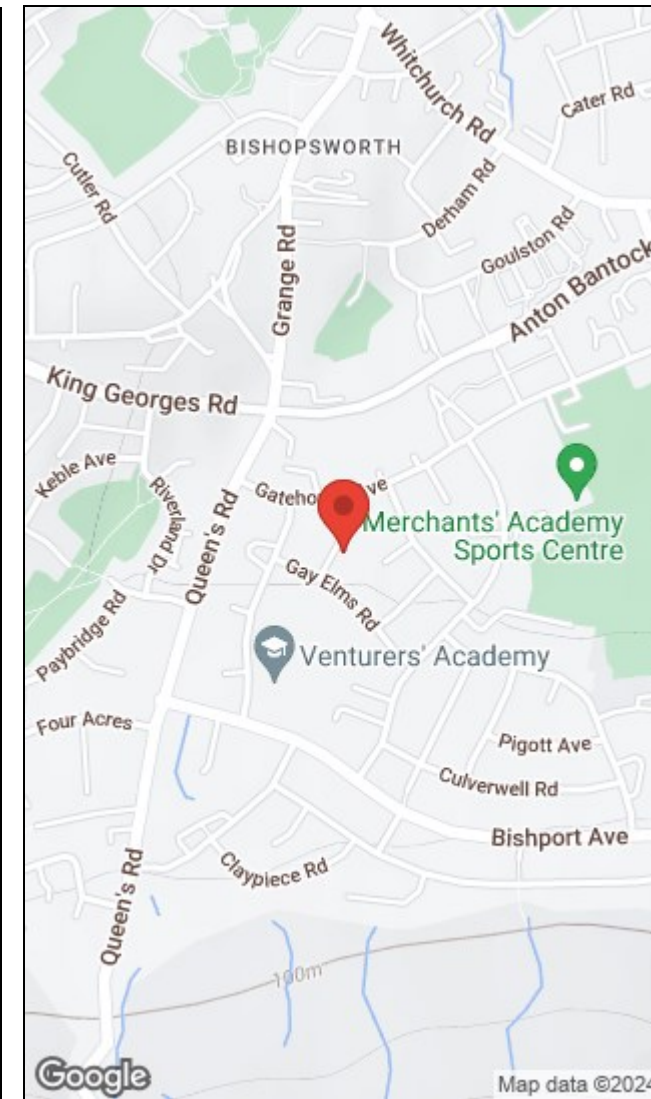


First Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



Total area: approx. 78.1 sq. metres (840.2 sq. feet)



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

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