



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

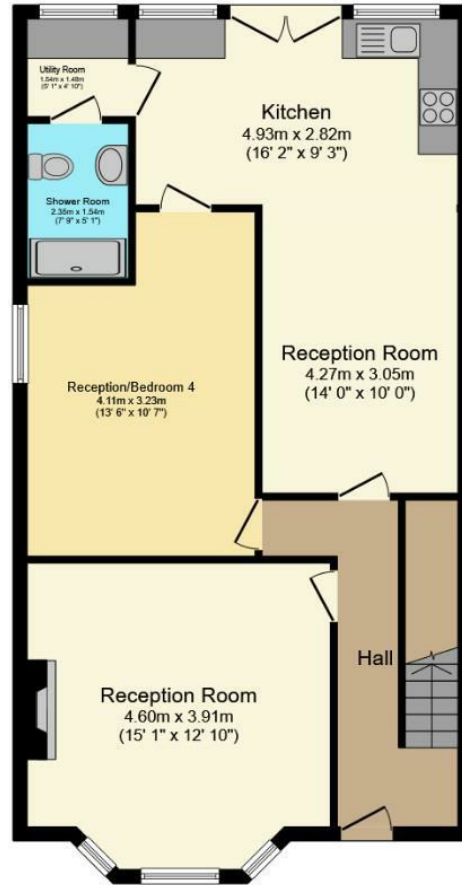
23 Grange Road, Bishopsworth, Bristol, BS13 8LE

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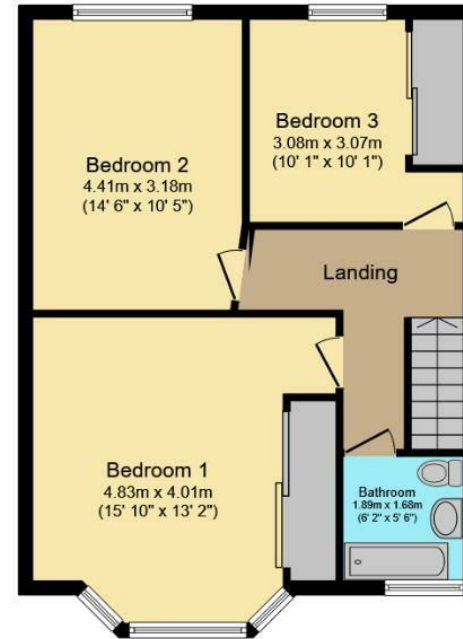
£550,000

Presenting to the market with NO ONWARD CHAIN is this delightful three-bedroom semi-detached Edwardian residence, ideally positioned in the charming area of Bishopsworth. This property boasts an array of desirable attributes, including three generously proportioned reception rooms perfect for hosting gatherings or unwinding with loved ones. The well-equipped kitchen offers ample space for culinary pursuits, complemented by a convenient utility room for added functionality in day-to-day living. With both a shower room and a bathroom, this home caters to modern comfort and convenience. Outside, the meticulously landscaped garden invites residents to enjoy outdoor leisure and tranquillity with numerous areas for relaxing as well as the secluded patio at the rear of the garden.

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**Ground Floor**  
Floor area 81.5 m<sup>2</sup> (878 sq.ft.)



**First Floor**  
Floor area 57.2 m<sup>2</sup> (615 sq.ft.)

**TOTAL: 138.7 m<sup>2</sup> (1,493 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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

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

## GROUND FLOOR

### Entrance Hall

Access into the property via the front door. Stairs leading from the ground floor to the first floor. Access to the living room, reception room and dining room.

### Living Room

15'1 x 12'10

Access from the entrance hall leading into the living room. Double glazed bay window to the front. Log burner.

### Reception Room/Bedroom Four

13'6" x 10'7"

Access from the entrance hall leading into the reception room. Double glazed window to the side. Door providing access into the kitchen.

### Dining Room

14' x 10'

Access from the entrance hall leading into the Dining Room. Opening to Kitchen.

### Kitchen

16'2" x 9'3"

Mixture of wall and base units. Two double glazed windows to the rear. Integrated oven and hob. Space for fridge. Door to Dining room/bedroom four and utility room. Access from the kitchen leading into the rear garden.

### Utility Room

Access from the kitchen leading into the Utility Room. Space for tumble dryer and plumbing for washing machine. Window to rear. Door to shower room.

### Shower Room

Access from the utility room leading into the shower room. Wash basin, low level WC, walk-in shower.

## FIRST FLOOR

### Landing

Stairs leading from the ground floor to the first floor. Access to the bathroom and bedrooms one, two and three. Access to large loft.

### Bedroom One

15'10" x 13'2"

Access from the landing leading into bedroom one. Double glazed window to the front. Built in storage/wardrobe.

### Bedroom Two

13'6" x 10'5"

Access from the landing leading into bedroom two. Double glazed window to the rear of the property.

### Bedroom Three

10'1" x 10'1"

Access from the landing leading into bedroom three. Airing cupboard housing Gas Combi Boiler. Built in storage/wardrobe. Double glazed window to the rear of the property.

### Family Bathroom

Access from the landing leading into the Family Bathroom. Double glazed window to the front. Low level W/C. Wash hand basin. Bath.

## OUTSIDE


### Rear Garden

Access to the large rear garden via the kitchen or side gate. Patio area. Access to storage outbuilding with solar panels. Greenhouse. Landscaped garden with a mixture of mature shrubs, trees (including apple, pear and peach) and plants and secluded patio to the rear of the garden.

### Front Garden

Off-street parking for numerous cars. Door leading to property. Side access.

## Energy Efficiency Rating

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







