



3 ROWACRES
WHITCHURCH
BRISTOL
BS14 0AP
£345,000



GREGORYS
ESTATE AGENTS

Presented to an excellent decorative standard and positioned within this quiet cul-de-sac, can be found this semi detached family home.

This extended semi-detached property benefits from single storey rear extension, by way of a full width, double glazed conservatory. This conservatory now has the added benefit of an insulated roof, ensuring for all year round use. Furthermore the spacious ground floor offers an open plan feel, with a large lounge leading to a separate dining room and a modern fitted kitchen.

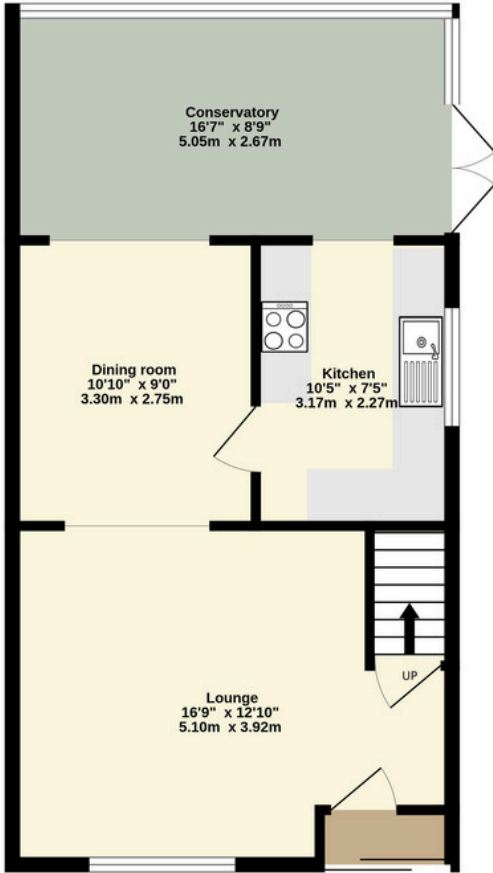
To the first floor can be found three bedrooms, all three benefitting from recently installed fitted wardrobes. The bathroom comprises a four piece white suite, including a separate fitted shower cubicle. Externally the property benefits a pedestrian only frontage, a private and sunny, westerly rear garden, a single garage and off street parking.

Presented to an excellent decorative standard and bathed in natural light, this lovely family home is a must view.

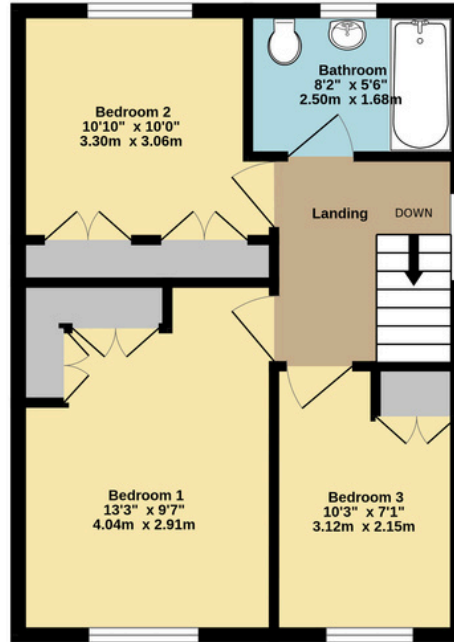




Ground Floor
546 sq.ft. (50.7 sq.m.) approx.



1st Floor
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

3, Rowacres BRISTOL BS14 0AP	Energy rating	Valid until:	29 August 2029
	D	Certificate number:	8605-3306-3629-1277-3813

Property type: Semi-detached house
Total floor area: 88 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

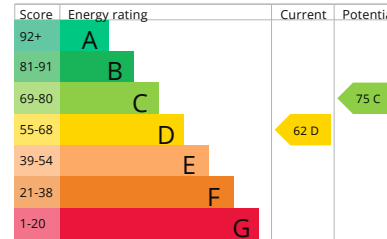
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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