



**G R E G O R Y S**  
— E S T A T E A G E N T S —

21 Rose Green Road, Greenbank  
Bristol, BS5 6HS

**£349,950**



Offered to the market with no onward chain, is this three storey, four bedroom terraced property. Positioned within the popular area of Greenbank, only a short distance to Bristol City Centre and only a moments walk to the Bath to Bristol cycle path, this property would make the ideal purchase for those professionals looking to access the city. Internally the property is presented to a good decorative standard and briefly comprises an entrance hallway, cloakroom, a modern fitted kitchen and full width lounge/diner with two sets of 'French' doors leading to the sunny south, westerly rear garden. To the first floor can be found three of the four bedrooms and a family bathroom, complete with a contemporary, recently fitted white suite. To the first floor the final bedroom can be found. Further benefits include gas central heating via a combination boiler and double glazing throughout.

**GREGORYS ESTATE AGENTS - KEYNSHAM**  
1 MARKET WALK , KEYNSHAM, BS31 1FS

**TEL: 01179866644 E-MAIL: ENQUIRIES@GREGORYS.CLICK**

**WWW.GREGORYSESTATEAGENT.CO.UK**



## ACCOMMODATION

### ENTRANCE HALLWAY

Composite entrance door to the front aspect, stairs leading to the first floor, tiled flooring, radiator, opening to the kitchen, doors to the cloakroom and lounge/diner

### CLOAKROOM

A two piece white suite comprising a low level wc and wash hand basin set in vanity unit with storage under, tiled splash backs, tiled flooring, obscure double glazed window to the front aspect, radiator

### KITCHEN 8' 6" x 8' 4" (2.60m x 2.53m)

A selection of fitted wall and base units with work surfaces over, one and a half bowl sink and drainer unit with mixer taps over, tiled splash backs, integrated oven and gas hob with extractor hood over, space and plumbing for a washing machine, dishwasher and fridge/freezer, tiled flooring, spot lighting, a gas combination boiler housed in kitchen unit., double glazed window to the front aspect

### LOUNGE 17' 1" x 11' 8" (5.20m x 3.55m)

Two sets of 'French' doors leading to the rear garden, under stairs storage cupboard, radiator

### FIRST FLOOR LANDING

Stairs leading from the ground floor, doors to rooms, stairs leading to the second floor

### BEDROOM ONE 11' 7" x 9' 2" (3.54m x 2.80m)

Double glazed window to the rear aspect, radiator

### BEDROOM TWO 9' 2" x 8' 5" (2.80m x 2.56m)

Double glazed 'French' doors with Juliette balcony to the front aspect, radiator

### BEDROOM FOUR 7' 5" x 7' 5" (2.27m x 2.26m)

Double glazed window to the rear aspect, radiator

### BATHROOM 7' 7" x 6' 7" (2.30m x 2.00m)

A contemporary three piece white suite comprising a close coupled wc and wash hand basin set in vanity unit with storage under and work surface over, a 'P' shaped panelled bath with rainfall shower head and further, hand held shower attachment over, central mixer taps over, extractor fan, spot lighting, tiled flooring, part tiled walls, obscure double glazed window to the front aspect

### SECOND FLOOR LANDING

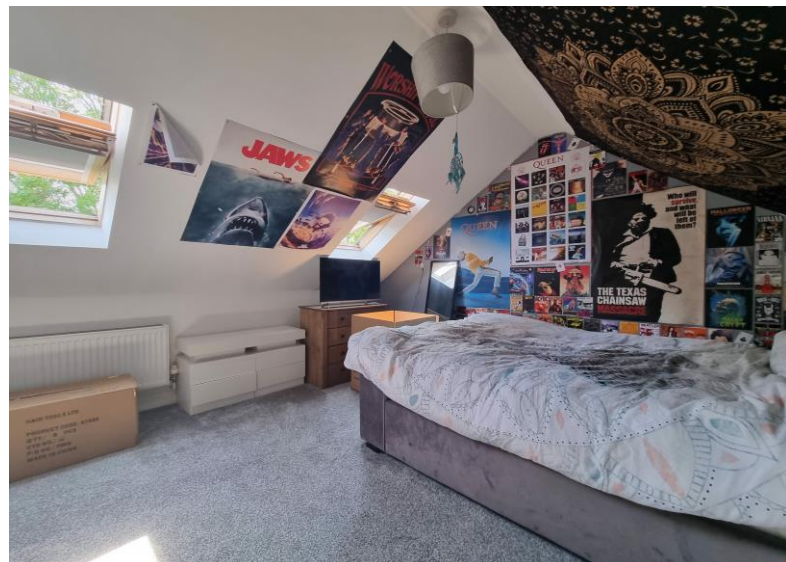
Stairs leading from the first floor landing, door to bedroom

### BEDROOM THREE 12' 8" x 12' 2" (3.85m x 3.70m)

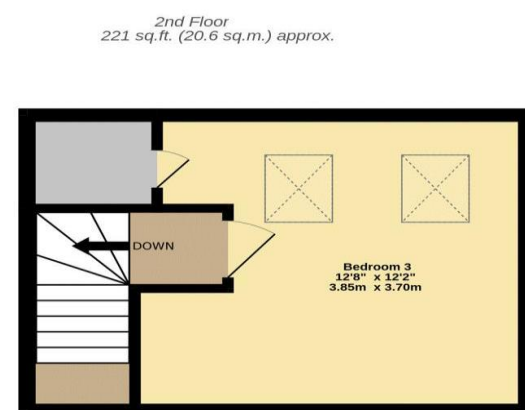
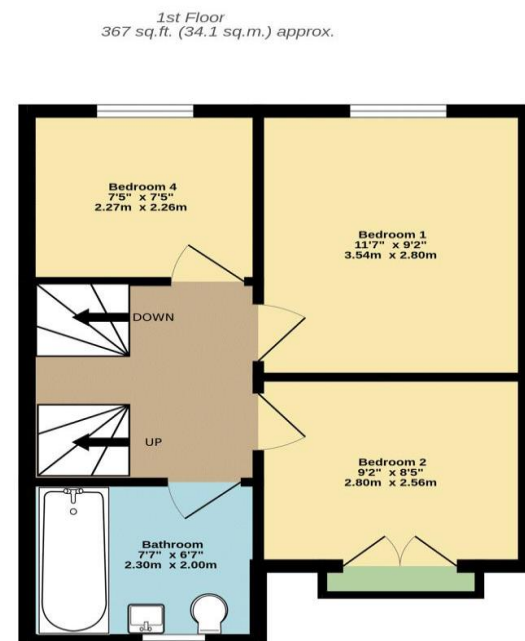
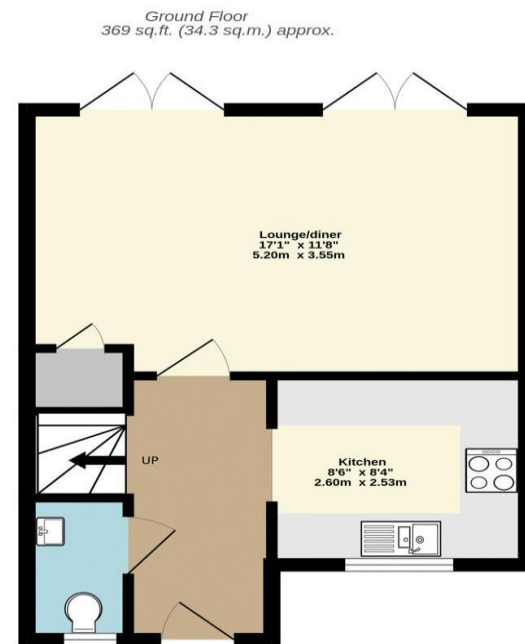
(Measurements taken to the maximum points) Two Velux windows to the rear aspect, radiator, storage cupboard

### REAR GARDEN

Benefitting a south, westerly orientation and laid to decking. Enclosed by boundary fencing







TOTAL FLOOR AREA : 958 sq.ft. (89.0 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.

## Energy performance certificate (EPC)

21 Rose Green  
Greenbank Road  
Easton  
BRISTOL  
BS5 6HS

Energy rating  
**C**

Valid until: **23 September 2031**

Certificate number: 0310-2067-3010-2829-5961

Property type

Mid-terrace house

Total floor area

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

### Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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