

1 SHOWERING ROAD  
WHITCHURCH  
BRISTOL  
BS14 8DL  
£290,000



GREGORYS  
ESTATE AGENTS

**OFFERED TO THE MARKET WITH NO ONWARD CHAIN, CAN BE FOUND THIS TWO BEDROOM END OF TERRACE PROPERTY, BOASTING A SIZEABLE CORNER PLOT LENDING ITSELF TO FUTURE EXTENSIONS/DWELLING (STPP).**

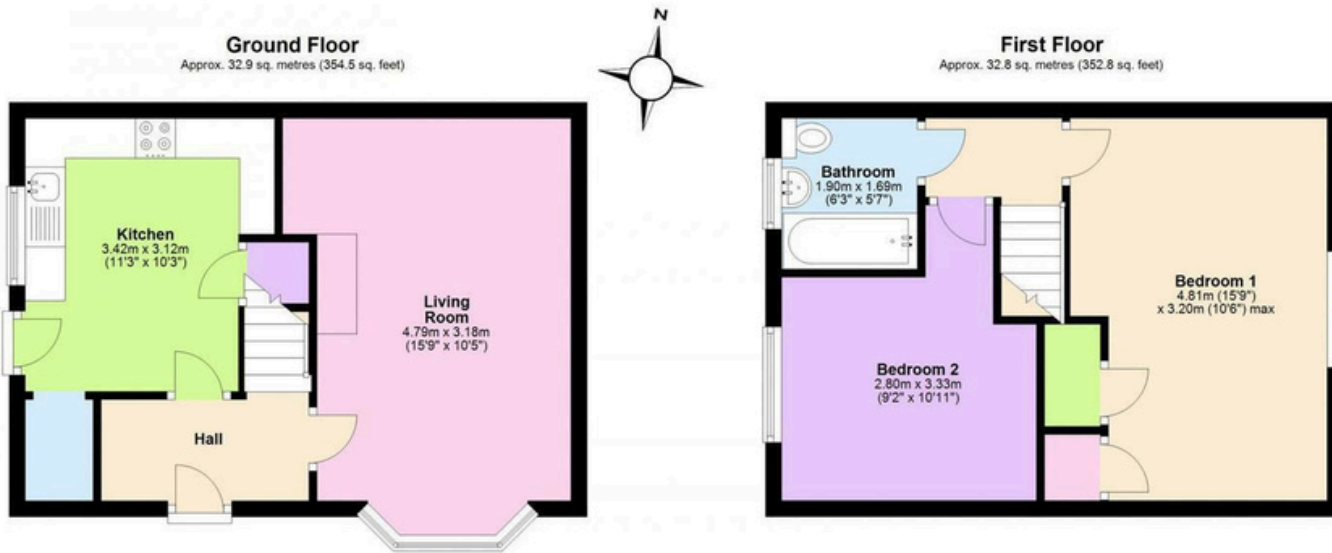
**Positioned in a popular residential area, offering excellent bus routes nearby, the property welcomes with an entrance hall, leading to a full width lounge/diner with bay window to the front aspect, whilst a fitted kitchen can be found to the rear of the accommodation. Upstairs, the property offers two double bedrooms, one of which benefiting from fitted storage, and a neutral three piece bathroom with shower over bath.**

**Externally, the property impresses with a larger than typical plot, offering a wrap around garden, potential off street parking to the front aspect, and an additional area to the rear which previously was granted planning for an residential annexe. However, the plot size lends itself to a number of uses for prospective owners to explore to suit their needs.**

**A unique offering which requires an internal inspection.**







Total area: approx. 65.7 sq. metres (707.4 sq. feet)  
**1 Showering rd, Bristol**

### Energy performance certificate (EPC)

|  |               |                     |                          |
|--|---------------|---------------------|--------------------------|
| 1, Showering Road<br>BRISTOL<br>BS14 8DL | Energy rating | Valid until:        | 23 August 2027           |
|  | <b>D</b>      | Certificate number: | 2628-3022-7288-4043-2994 |

Property type: End-terrace house  
 Total floor area: 68 square metres

#### Rules on letting this property

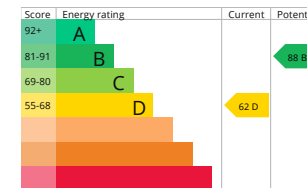
Properties can be let if they have an energy rating from A to E.

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 energy rating is D. It has the potential to be B.

[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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