



14 ARCHER WALK
STOCKWOOD
BRISTOL
BS14 8LF
£279,950

Positioned in a popular residential area and offered to the market with no onward chain, can be found this well presented three bedroom end of terrace. Sitting proud within a spacious plot with gardens to the front, side and rear aspect, the property lends itself to some form of extension, subject of course to the relevant permissions.

Internally the property boasts spacious accommodation over two floors. The ground floor has an element of open plan living, with the entrance hallway opening into the lounge. The lounge therefore offers a vast space for any family to enjoy, with stairs leading to the first floor and door leading to the kitchen/diner. The kitchen / diner can be found overlooking the rear garden and comprises a number of fitted wall and base units with work surfaces over. A rear lobby accessed via the kitchen offers fantastic potential as a utility space with Upvc double glazed door leading to the garden and a large storage cupboard. Further storage is available both under the stairs and on the first floor landing.

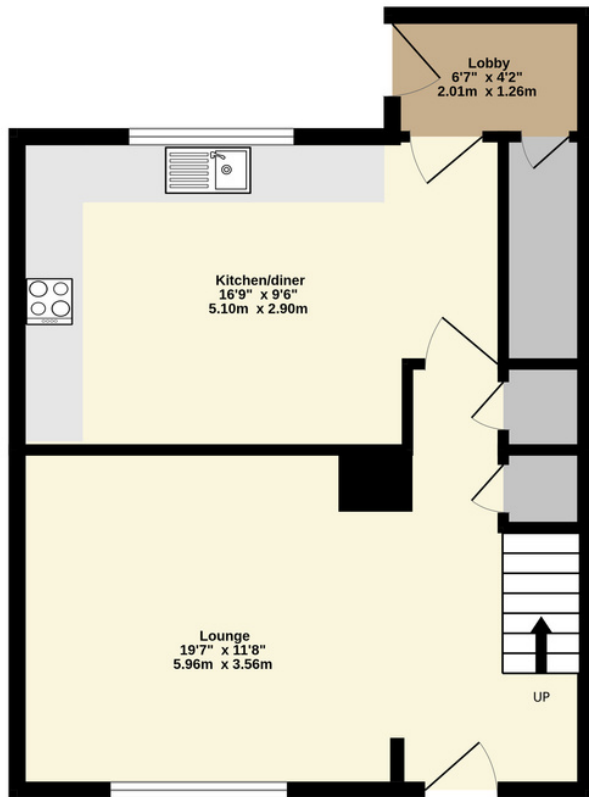
To the first floor, three bedrooms and the bathroom can be found. Two of the bedrooms are impressive doubles, whilst the third is a comfortable single bedroom. The bathroom comprises a three piece suite. Furthermore the property is double glazed and gas central heated.

Situated within a pedestrian only frontage at the end of this quiet cul-de-sac of houses, with beautiful countryside walks of Stockwood Nature Reserve found on your doorstep.

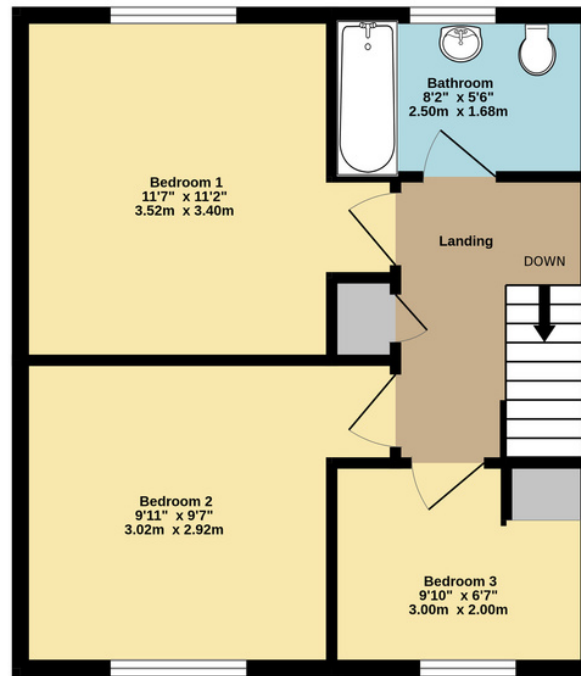




Ground Floor
462 sq.ft. (42.9 sq.m.) approx.



1st Floor
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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)

14 Archer Walk BRISTOL BS14 8LF	Energy rating D	Valid until: 30 November 2032
		Certificate number: 5832-0429-4209-0300-2276

Property type	End-terrace house
Total floor area	76 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.

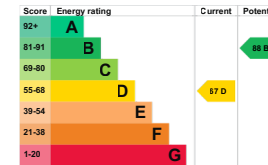
[See how to improve this property's energy efficiency.](#)

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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