



79 LACEY ROAD
STOCKWOOD
BRISTOL
BS14 8NB
£339,950

Presented to an exemplary standard over both floors, can be found this heavily improved semi detached property. Offering flexible accommodation, this two/three bedroom property offers numerous and good balance of bedrooms to living space and will be popular with many a buyer.

Externally the gardens to both the front and rear aspects have been landscaped, maximising the space and providing many benefits and young couple or families would appreciate. The front aspect has been laid to block paving and provides off street parking for multiple vehicles with vehicle access to the garage and pedestrian access to the rear garden. The single garage offers a secure storage area and has ben utilised in recent years as a home gym. The rear garden now boasts the perfect entertaining space, an easy maintenance area and private in nature.

Internally the property provides generous room proportions with an abundance of natural light flooding the accommodation. The ground floor comprises a spacious lounge with large sliding patio doors leading to the rear garden, a modern fitted kitchen comprising a selection of built in units and a large expanse of work surfaces. A Upvc double glazed door leads from the driveway, whilst dual aspect double glazed windows can be found to the side and rear aspects. The shower room is positioned to the ground floor, comprising a contemporary three piece white suite. The sitting room, traditionally used as a third bedroom, offers an additional reception room, with the current owners having used this space as a multi purpose family room. The entrance hallway provides further space, that in our opinion could be utilised as a must have home office area.

To the first floor can be found two impressive double bedrooms, with the principle bedroom positioned to the rear of the property, overlooking the rear garden. An abundance of eves storage is readily available, with the replaced gas combination positioned within on of these cupboards.

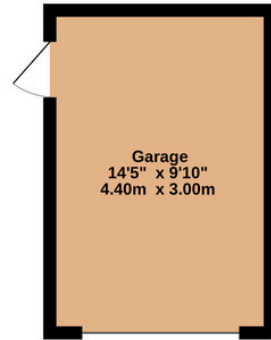
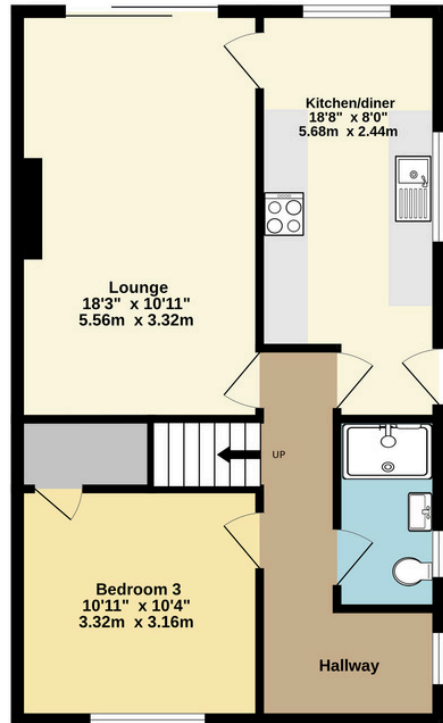
The property offers superb potential to increase the size of the accommodation if needed. Of course subject to the relevant permissions, however many similar homes in the immediate area have set the precedent in doubling the first floor, with many comprising four double bedrooms and a bathroom to this floor. However in our opinion and in its current layout, this home presents as a lovely home, that no doubt will appeal to many a buyer. An early internal viewing is highly recommended.



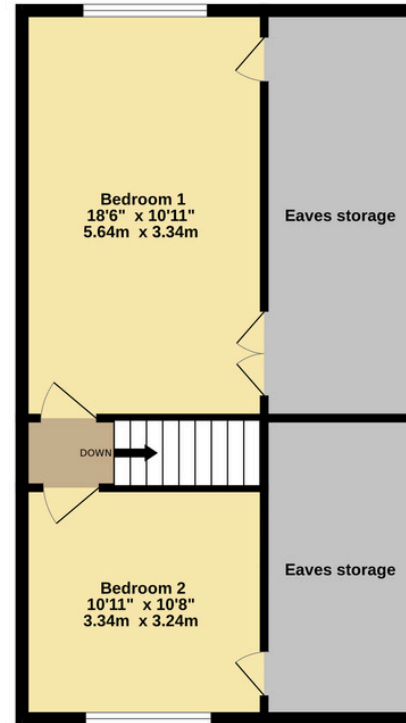




Ground Floor
743 sq.ft. (69.0 sq.m.) approx.



1st Floor
565 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1308 sq.ft. (121.5 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)

79 Lacey Road BRISTOL BS14 8NB	Energy rating D	Valid until:	7 December 2035
		Certificate number:	1135-4222-3509-0705-7202

Property type: Semi-detached house

Total floor area: 92 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 C.

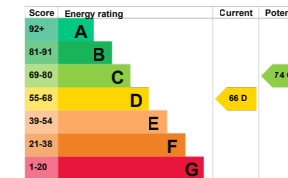
See [how to improve this property's energy efficiency](#).

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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