



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

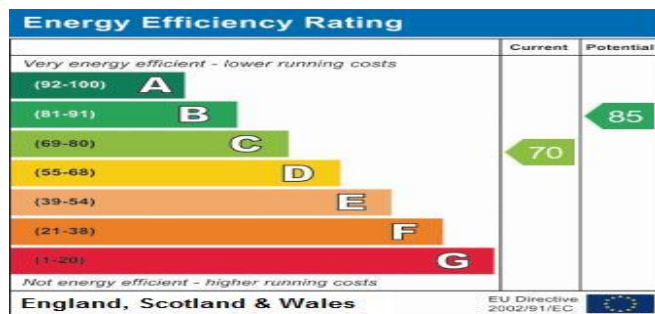
Stockwood Road, Stockwood, Bristol, BS14 8JB

# Stockwood Road, Stockwood, Bristol, BS14 8JB

Asking Price: £279,995

OFFERED FOR SALE WITH NO ONWARD CHAIN!! Hunters are pleased to offer for sale this three bedroom semi detached property set in this popular location in Stockwood. The accommodation comprises: Entrance hall, lounge, dining room, kitchen and rear porch to the ground floor. To the upper floor there are three bedrooms and a bathroom. Further benefits include uPVC double glazing , gas fired central heating, driveway to the front providing off street parking leading to the garage and enclosed rear garden.

PRICED TO ALLOW FOR SOME UPGRADING AND MODERNISATION, CALL NOW FOR AN APPOINTMENT TO VIEW!!



Address:  
78 Stockwood Road

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 91 Bristol Road, Whitchurch Village, Bristol, BS14 0PS | 01275 891444  
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**ENTRANCE HALL**

uPVC double glazed entrance door, stairs rising to the first floor, radiator, fitted alarm.

**LOUNGE**

*4.17m (13' 8") x 4.04m (13' 3")*

uPVC double glazed window to front elevation, radiator, coal effect gas fire, t.v. point, radiator.

**DINING ROOM**

*3.20m (10' 6") x 2.34m (7' 8")*

uPVC double glazed doors over looking the rear garden, radiator.

**KITCHEN**

*3.10m (10' 2") x 2.54m (8' 4")*

uPVC double glazed window to side elevation, uPVC double glazed, fitted with a range of wall and base units worktop over, tiled splash backs, one and a half bowl single drainer sink unit with mixer tap over, fitted washing machine included, electric cooker point with hood over.

**REAR PORCH**

uPVC double glazed door and uPVC double glazed surrounds.

**FIRST FLOOR LANDING**

Loft access, ladder light and boarding.

**BEDROOM ONE**

*4.55m (14' 11") x 2.72m (8' 11")*

uPVC double glazed window to rear elevation, radiator, cupboard housing combination boiler.

**BEDROOM TWO**

*2.72m (8' 11") x 2.41m (7' 11")*

uPVC double glazed window to rear elevation, radiator.

**BEDROOM THREE**

*3.15m (10' 4") x 2.18m (7' 2")*

uPVC double glazed window to rear elevation, radiator.

**BATHROOM**

uPVC double glazed window to front elevation, suite comprising low level w.c., pedestal wash hand basin, panelled bath with electric shower over, radiator.

**OUTSIDE****FRONT GARDEN**

Driveway to the front providing off street parking leading to the garage.

**REAR GARDEN**

Paved patio area, path to the side, remainder laid mainly to lawn, fenced surrounds, side access gate.

**GARAGE**

Garage to the side with up and over door.

**TENURE - FREEHOLD**

£10.50 per annum ground rent

Council tax band – C

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 01275 891444

**OPENING HOURS:**

Monday - Friday: 9am - 6pm

Saturday: 9 - 4pm

Sunday 11am - 3pm

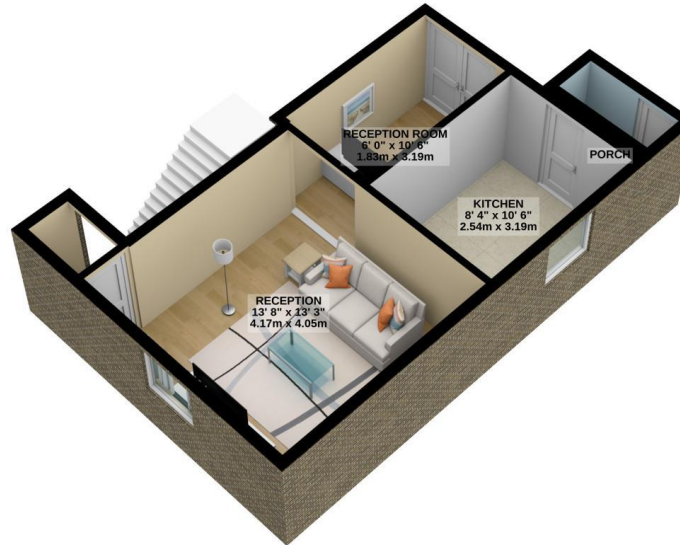
**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

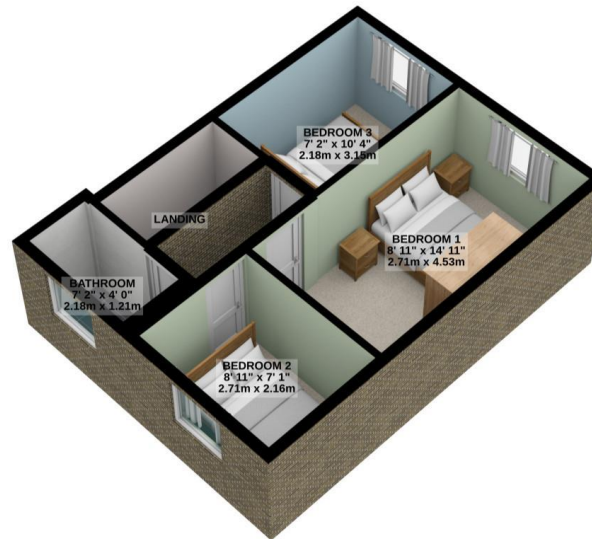
**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

GROUND FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
327 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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