



**Hengrove Lane, Bristol**

, BS14 9DL

**£315,000**

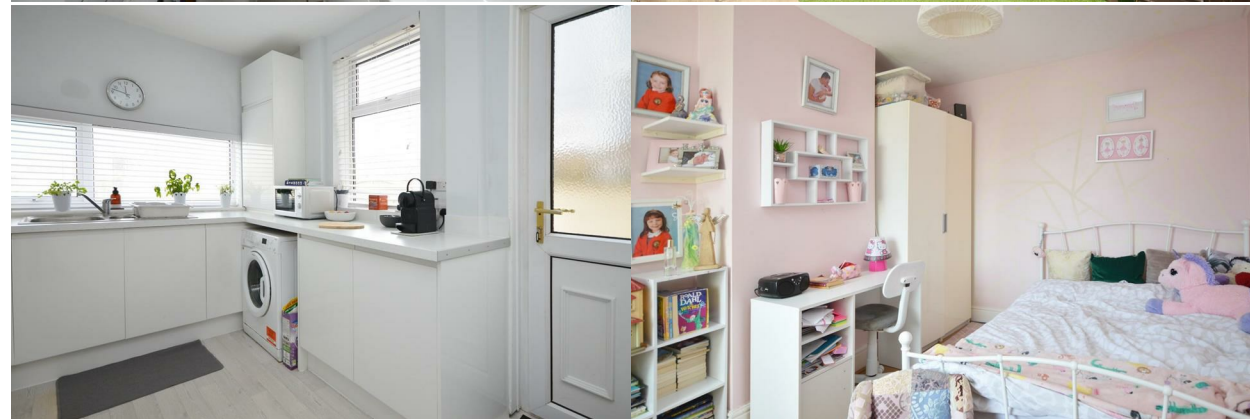




# Hengrove Lane, Bristol

## DESCRIPTION

JANUARY SALE!!! Available with NO ONWARD CHAIN this Three bedroom end of terrace family home in the sought after location of Hengrove Lane within walking distance to local amenities and transport links to the City Centre. Briefly comprises: entrance hallway, lounge, dining room and kitchen all to the ground floor. To the first floor are three good size bedrooms and bathroom. Further benefiting from gas central heating system, uPVC double glazing, enclosed rear garden, two off street parking spaces located at the rear. Only an internal inspection can fully appreciate all this property has to offer!!!



# ROOMS

## ENTRANCE HALLWAY

uPVC double glazed entrance door into hallway, radiator, laminate flooring.

## LOUNGE

10'9 x 10'2

uPVC double glazed bay window to front elevation, picture rail, ceiling coving, laminate flooring, tv point, radiator.

## DINING ROOM

12'6 x 11'9

Door in to kitchen, uPVC double glazed window to rear elevation, radiator, laminate flooring, picture rail.

## KITCHEN

12'0 x 8'4

uPVC double glazed window to rear elevation, uPVC double glazed window to side elevation, uPVC double glazed door to side elevation, fitted with a range of wall and base units with work tops over incorporating single drainer sink unit with mixer tap over, built in electric oven and hob with extractor hood over, wall mounted combination boiler, radiator, vinyl flooring.

## FIRST FLOOR LANDING

Doors to accommodation, loft access.

## BATHROOM

5'7 x 4'11

uPVC double glazed window to rear elevation, laminate flooring, radiator.

## BEDROOM ONE

14'8 x 10'11

uPVC double glazed window to front elevation, radiator, laminate flooring.

## BEDROOM TWO

13'0 x 9'0

uPVC double glazed window to rear elevation, radiator.

## BEDROOM THREE

8'6 x 6'9

uPVC double glazed window to rear elevation, laminate flooring, radiator.

## OUTSIDE

### REAR GARDEN

Boundary fenced enclosed, path to back door, rear access gate providing access to off street parking for two vehicle, patio area, remainder mainly laid to lawn, outside light and outside tap.

### FRONT GARDEN

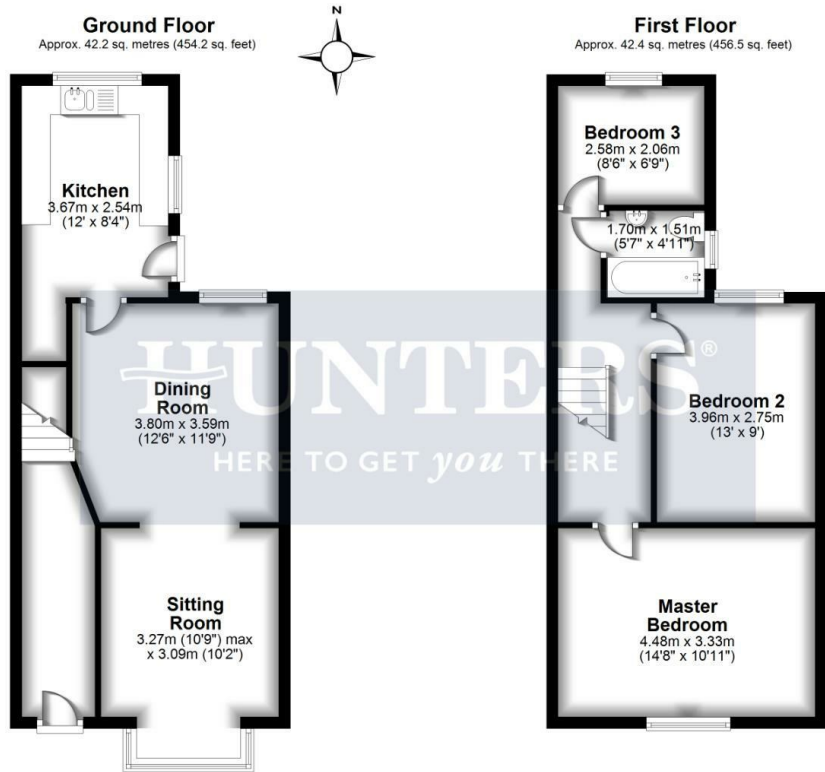
Steps and path leading to front door, storage shed, boundary enclosed,

### OFF STREET PARKING AT THE REAR

Accessed via lane at the rear, parking for two cars.







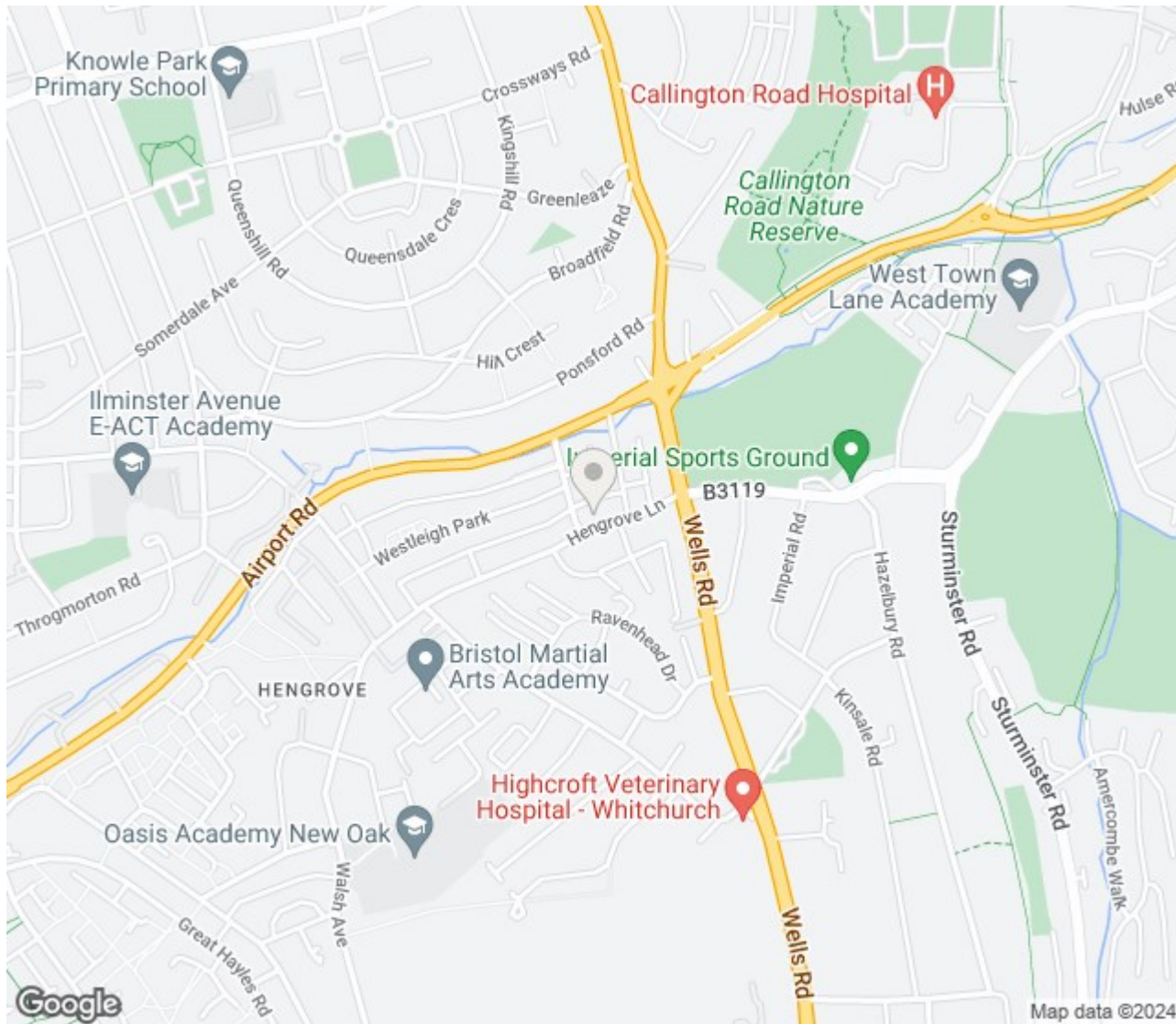
Total area: approx. 84.6 sq. metres (910.7 sq. feet)



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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### 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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com**







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.