



Hengrove Square, Hengrove, Bristol

£390,000



Hengrove Square, Bristol

DESCRIPTION

This beautifully presented 3-bedroom semi detached town house property is neutrally decorated throughout. The ground floor comprises of a reception room with large windows offering a garden view, perfect for relaxing and entertaining. The modern kitchen features natural light, modern appliances, and a dining space. to the next two levels there are three spacious double bedrooms, each offering an abundance of natural light. The master bedroom includes an en-suite bathroom and built-in wardrobes. The two additional bedrooms share a well-appointed bathroom. Outside, there is a garage, parking space, and a lovely garden to enjoy. Situated in a sought-after location, this property benefits from public transport links, local amenities, nearby parks to include leisure center, hospital and local amenities, and walking and cycling routes. Ideal for families and couples, this property is sure to impress call now to book your viewing.



ROOMS

Entrance Hallway

Access to the front property through the front door into the entrance hallway. Access to the W/C, kitchen/diner and lounge.

Downstairs W/C

W/C, hand wash basin and double glazed window to the side.

Kitchen/Diner

Leading from the hallway into the kitchen/diner. The kitchen consists of built-in matching wall and base units, electric oven and hob, overhead extractor, integrate dishwasher, washing machine and fridge freezer. Full length double glazed window to the front.

Lounge

Leading from the hallway into the lounge. Patio doors leading to the rear garden.

Landing

Stairs leading from the ground floor to the first floor. Access to two bedrooms and bathroom. Cupboard.

Bedroom Two

Leading from the landing into bedroom Two. Double glazed window to the rear.

Bedroom Three

Leading from the landing into bedroom three. Double glazed window to the front.

Bathroom

Leading from the landing into the bathroom. The bathroom consists of a w/c, hand wash basin, heated towel rail and bath with overhead shower. Obscured double glazed window to the front.

Second Floor

Stairs leading from the first floor to the second floor. Access to bedroom one.

Bedroom One

Double glazed window to the front, Velux window to the rear, built in wardrobes and access to the ensuite.

Ensuite

Leading from bedroom one into the ensuite. The ensuite consists of a w/c, hand wash basin and separate shower cubical.

Front Garden

Off street parking to the side and access to garage.

Rear Garden

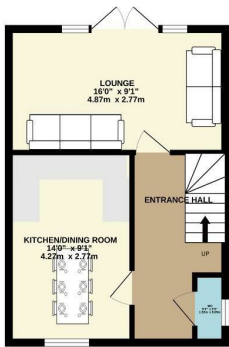
The garden consist of patio, decking and lawn areas. Access to the garage.

Garage

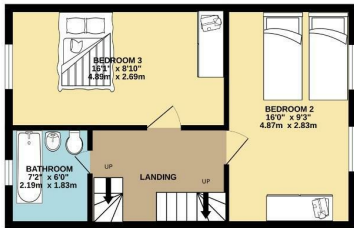
Accessed via electric garage door to the front and double glazed door to the rear. Boiler located in garage. Power & electric.



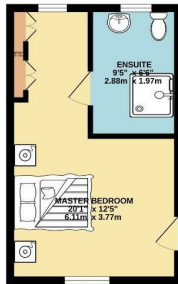
GROUND FLOOR
369 sq ft. (34.3 sq.m.) approx.



1ST FLOOR
405 sq ft. (37.6 sq.m.) approx.



2ND FLOOR
248 sq ft. (23.1 sq.m.) approx.

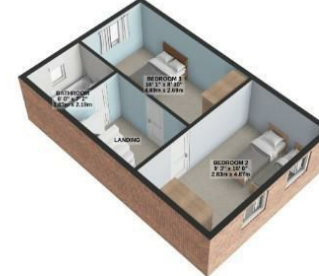


TOTAL FLOOR AREA : 1022 sq.ft. (95.0 sq.m.) approx.
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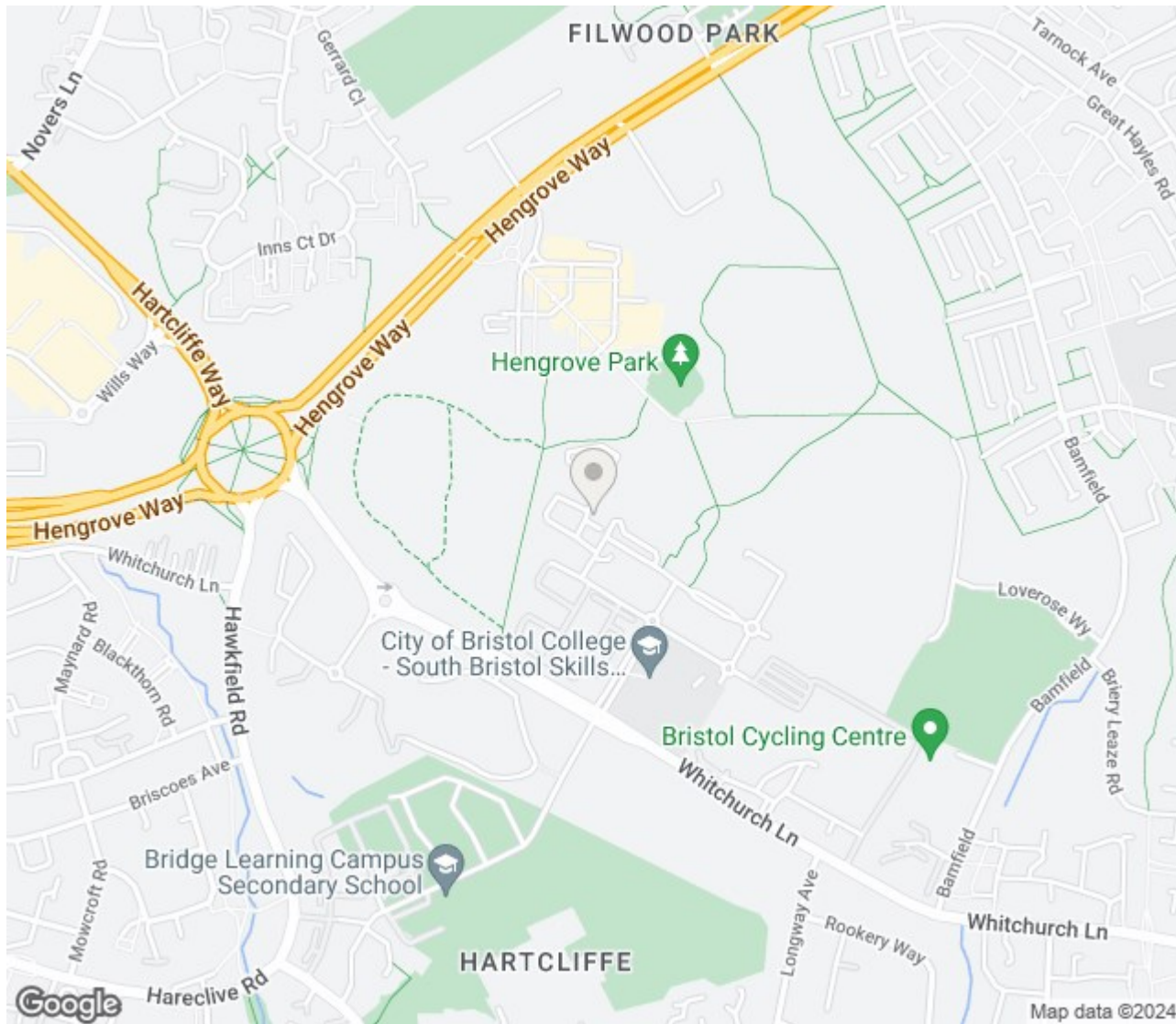
2ND FLOOR
248 sq ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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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.