



## Goodwin Drive, Bristol

- No onward chain
- Extended Semi Detached Three Bedroom family home
- Lounge/Diner
- Good size rear garden
- Off street parking for several vehicles
- Corn plot location
- Kitchen/Breakfast room
- Utility Room
- Garage
- Private enclosed rear garden

**Asking Price £350,000**

**Tenure: Freehold**

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



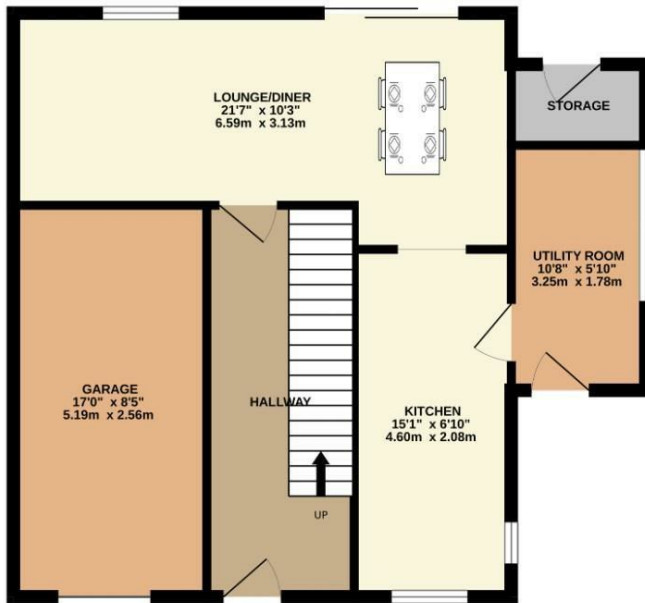
# Goodwin Drive, Bristol

## DESCRIPTION

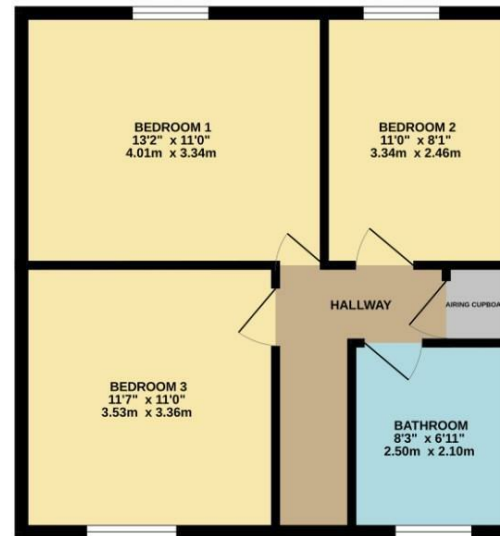
Presenting a semi-detached property situated on a corner plot with NO ONWARD CHAIN!! This residence is equipped with a single kitchen/breakfast room, utility room with three bedrooms, two of which are double rooms and the third a spacious bedroom. A striking feature is the combined lounge and diner, offering a generous space for relaxation and entertainment. The property is also complemented by a large garden shed, ideal for storage or potential home office/ bar. The garage and additional parking for multiple vehicles, while the expansive garden provides ample outdoor space. Situated in a highly desirable location with excellent public transport links, nearby schools and local amenities. The property is ideally suited for families and couples alike.



GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.  
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## ENERGY PERFORMANCE CERTIFICATE

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>84</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	<b>70</b>		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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.

**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

### Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 if you wish to arrange a viewing appointment for this property or require further information.

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