



**Stockwood Lane, Bristol**

, BS14 8SL

**£360,000**



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**HUNTERS<sup>®</sup>**

HERE TO GET *you* THERE

# Stockwood Lane, Bristol

## DESCRIPTION

Welcome to this immaculate detached bungalow that's been recently renovated and is now ready to become the cozy new home for a lovely couple! This property is listed for sale and is truly a gem in the heart of a strong local community, offering a blend of comfort and convenience with the added convenience of NO ONWARD CHAIN!!

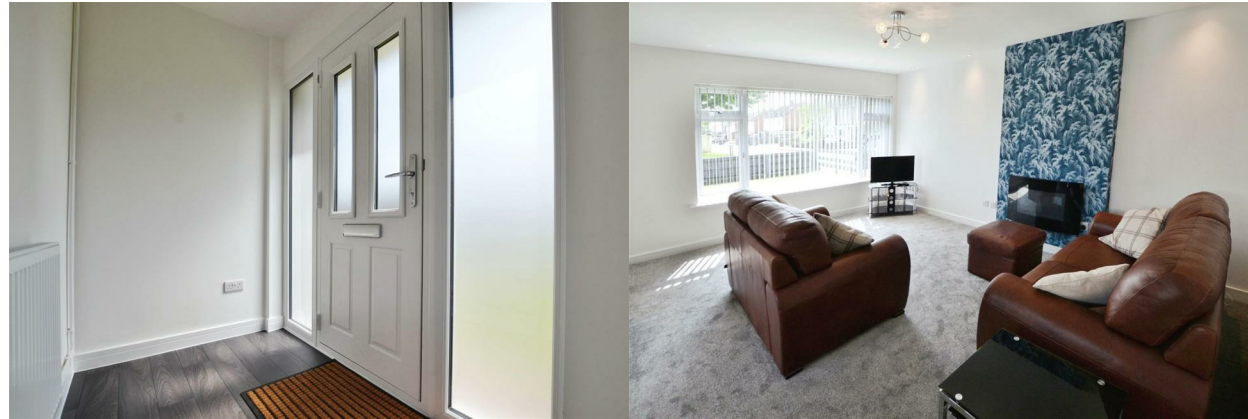
As you step inside, you'll find a spacious reception room that boasts an open-plan layout perfect for those cozy winter evenings. Natural light fills this space, creating a warming ambiance that extends throughout the home. The open-plan concept continues into the kitchen, which has also been recently refurbished and is bathed in natural light. It's the perfect space to cook up a storm!

The property offers two comfortable double bedrooms. The first one is particularly spacious, with built-in wardrobes and a newly refurbished finish. Both rooms are soaked in natural light, giving them a bright and airy feel.

The shower room, like the rest of the house, has been newly refurbished, providing a fresh and modern space to relax and unwind in.

Outside, you'll find a charming garden, a garage, and additional parking facilities. All these unique features are sure to add convenience to your daily life.

Located in close proximity to public transport links and local amenities, everything you need is just a stone's throw away. This property falls under the council tax band 'C'.



# ROOMS

## ENTRANCE PORCH

Composite entrance door with matching side panels, laminate flooring, radiator.

## LOUNGE

16'3 x 12'3

uPVC double glazed window to front elevation, radiator, tv point.

## KITCHEN BREAKFAST ROOM

10'8 x 7'1

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 sink unit with mixer tap over, built in electric oven, electric hob and extractor hood over, integrated washing machine, space for fridge freezer.

## INNER HALLWAY

Doors to accommodation, storage cupboard housing combination boiler.

## BEDROOM ONE

12'11 into wardrobes x 8'11

uPVC double glazed window to rear elevation, radiator, tv point.

## SHOWER ROOM

7'5 x 5'9

uPVC double glazed window to side elevation, shower cubicle with shower over, low level w.c, pedestal wash hand basin, vinyl flooring, heated towel rail.

## BEDROOM TWO

10'6 x 9'6

uPVC double glazed French style doors to rear garden, radiator, tv point.

## OUTSIDE

### FRONT GARDEN

Path to front door, boundary enclosed by wooden fencing, mainly laid to lawn, side access to side garden.

### SIDE AND REAR GARDEN

Boundary enclosed by wooden fence panels, patio area, remainder mainly laid to lawn, access gate to the front, access gate to garage and off street parking.

### GARAGE

Up and oven door, power and light.

### Material Information - Whitchurch

Tenure Type; Freehold

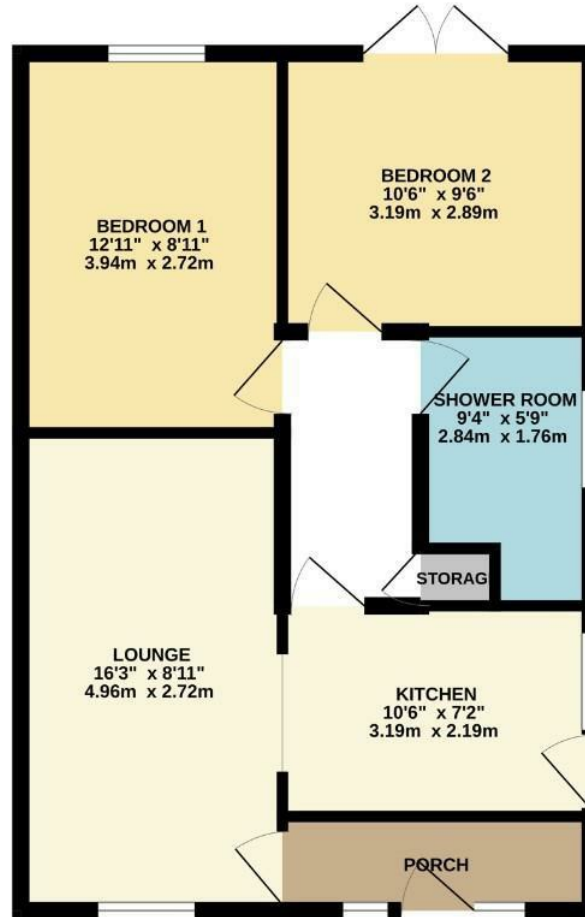
Council Tax Banding; C

### New Electrics

New gas central heating system

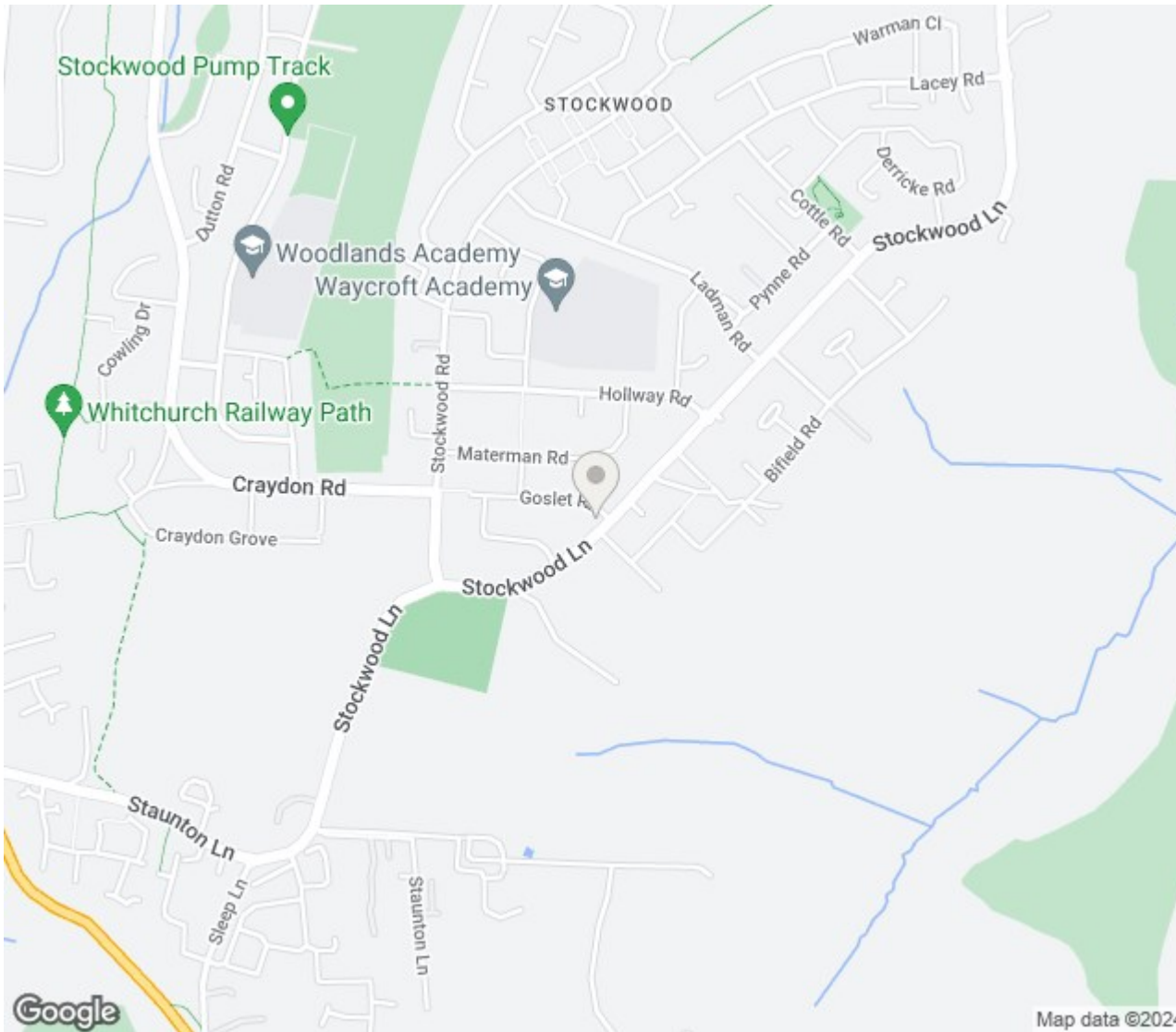


GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 522 sq.ft. (48.5 sq.m.) approx.  
Made with Metropix 02024





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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](mailto: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.