



Stavordale Grove, Bristol

, BS14 9LH

£340,000



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HUNTERS[®]

HERE TO GET *you* THERE

Stavordale Grove, Bristol

DESCRIPTION

A fantastic semi-detached property in a sought-after cul de sac location, offering a harmonious blend of comfort and convenience. The property features three bedrooms, two of which are spacious doubles with the third offering a well-proportioned single room.

The house benefits from a lounge/diner, providing a perfect space for both relaxation and entertainment. There is also a neatly arranged kitchen with a utility area offering ample cooking and storage facilities.

Further benefits include a conservatory, providing an extra space that could be used for a variety of purposes. Externally, the property boasts a generous garden, along with a large storage shed and private parking.

In terms of location, the property is within proximity of public transport links and local amenities, making it an ideal home for families and couples alike.



ROOMS

ENTRANCE HALLWAY

Double glazed entrance door into hallway, storage cupboard housing gas combination boiler, stairs rising to first floor, vinyl flooring, doors too..

LOUNGE

Two uPVC double glazed windows to front elevation, feature fire surround with tiled hearth housing gas fire, radiator.

KITCHEN

Double glazed surrounds, radiator, vinyl flooring, fitted with a range of wall and base units with single drainer sink unit with mixer tap over, built in double oven, gas hob with extractor over, space for fridge freezer, plumbing for automatic washing machine, plumbing for automatic dishwasher, door to

Utility Area

Double glazed door to rear, wooden velux window, double glazed windows, vinyl flooring, power.

CONSERVATORY

Double glazed surrounds, radiator, vinyl flooring

FIRST FLOOR LANDING

uPVC double glazed window to rear elevation, loft access, doors to accommodation.

BATHROOM

uPVC double glazed window to rear elevation, panelled bath with electric shower over, low level w.c, pedestal wash hand basin inset within vanity unit, vinyl flooring, radiator.

BEDROOM ONE

uPVC double glazed window to front elevation, radiator, built in wardrobes, ceiling coving.

BEDROOM TWO

uPVC double glazed window to front elevation, storage cupboard, radiator, ceiling coving.

BEDROOM THREE

uPVC double glazed window to rear elevation, built in storage cupboard, radiator, ceiling coving.

OUTSIDE

REAR GARDEN

Boundary enclosed by fencing, side access gate to front, patio area's, decked area, mainly laid to lawn, path to large garden shed with power, green house, garden pond.

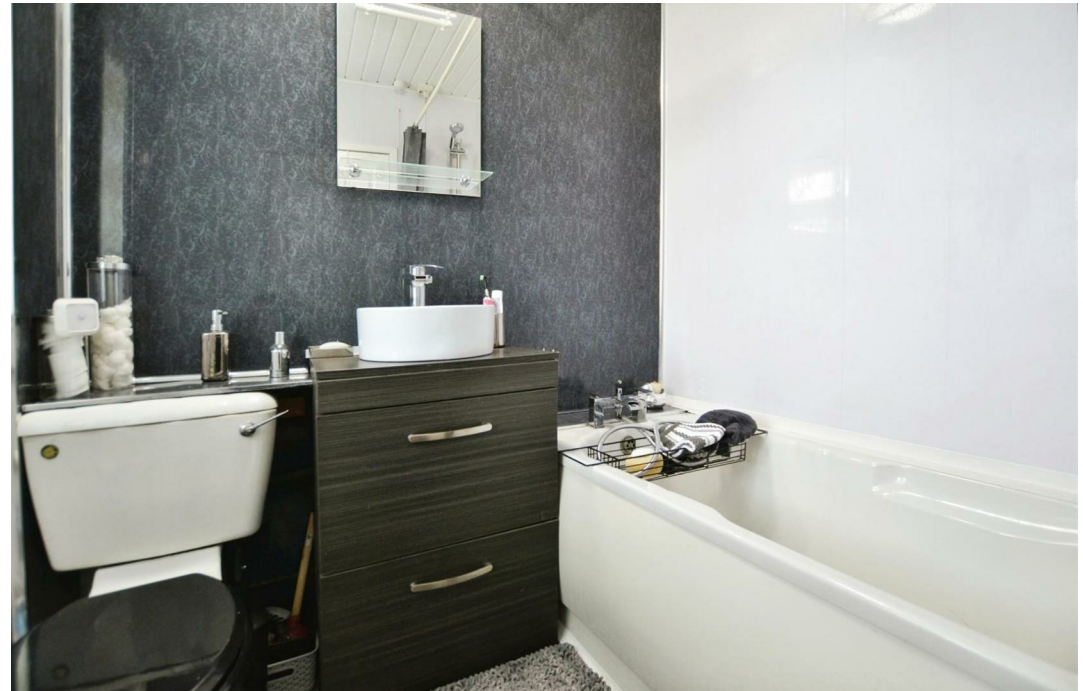
FRONT GARDEN

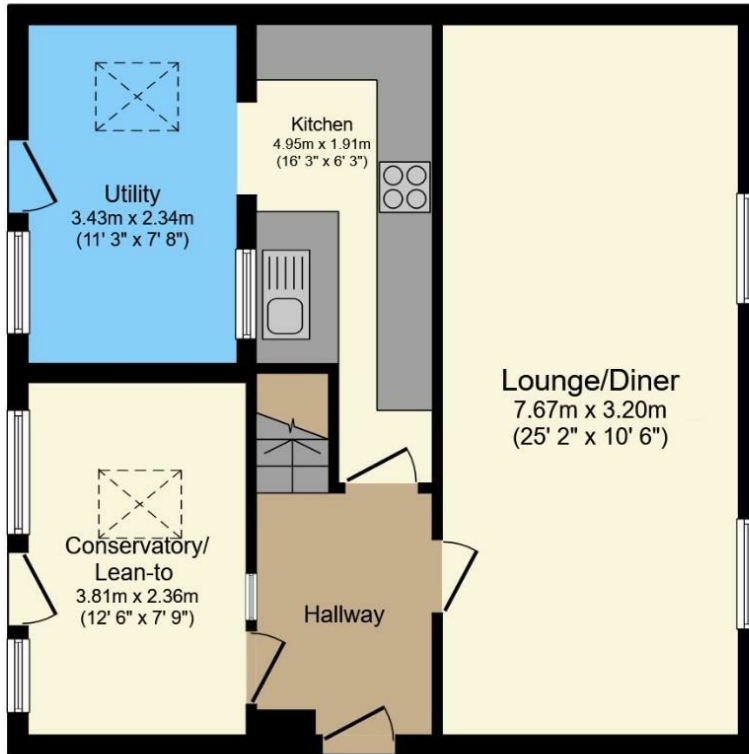
Driveway to the front providing off street parking, access gate to rear garden.

Material Information - Whitchutch

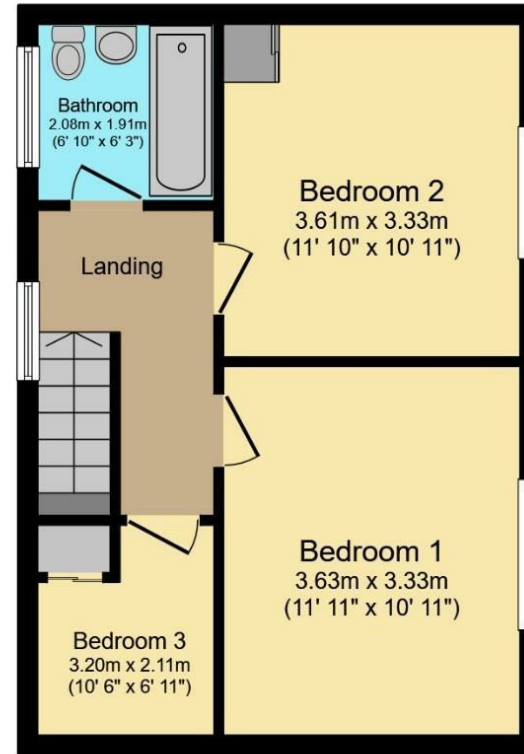
Tenure Type; Freehold

Council Tax Banding; C





Ground Floor
 Floor area 58.8 sq.m. (633 sq.ft.)

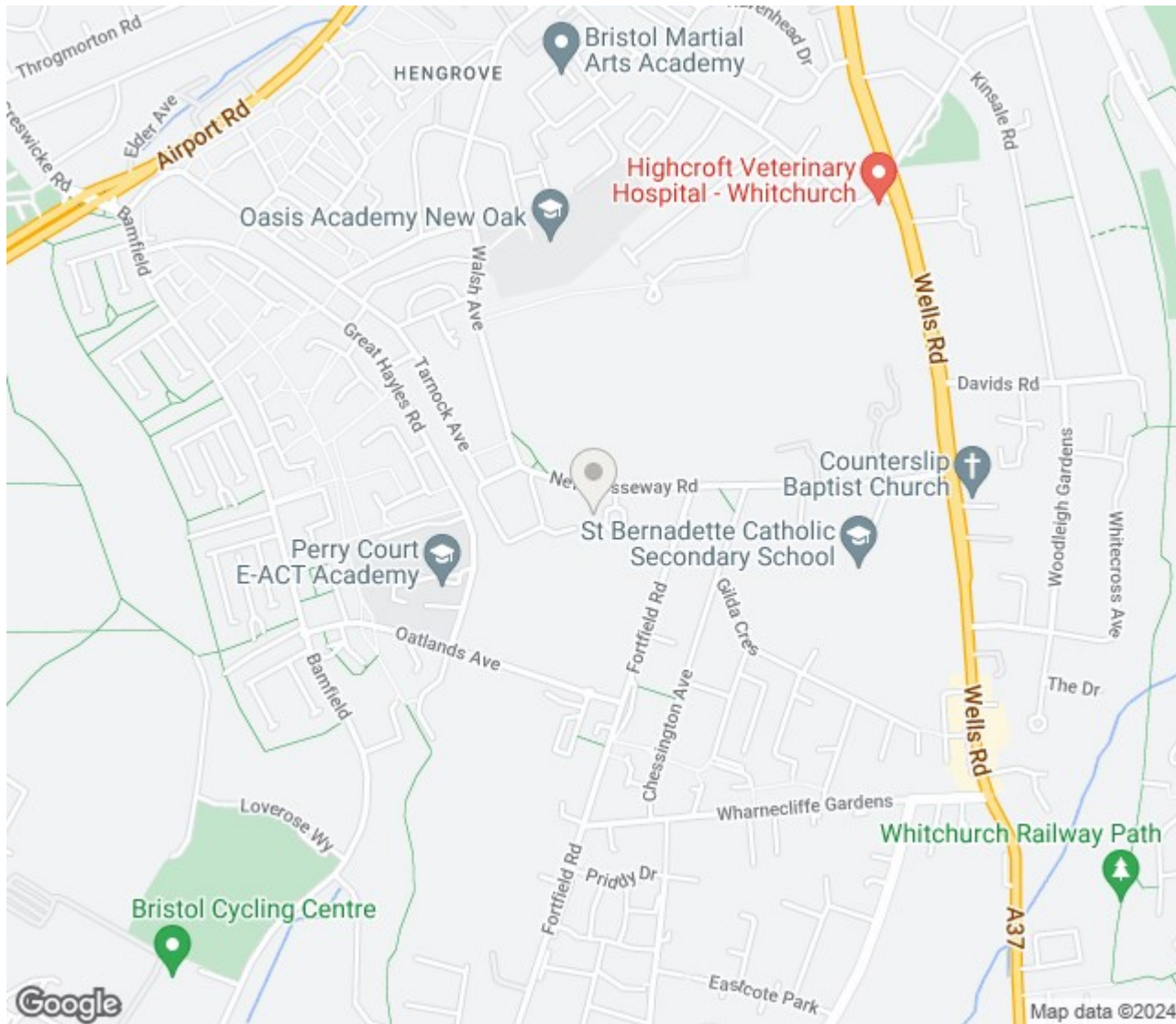


First Floor
 Floor area 39.9 sq.m. (430 sq.ft.)

TOTAL: 98.7 sq.m. (1,063 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





ENERGY PERFORMANCE CERTIFICATE

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

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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.