



Stavordale Grove, Bristol

- Semi Detached family home
- Lounge/Diner
- Utility area
- Gas Central Heating
- Off street Parking
- Three Bedrooms
- Kitchen
- Conservatory
- Double Glazing
- Larger than average rear garden

£295,000

Tenure: Freehold

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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.

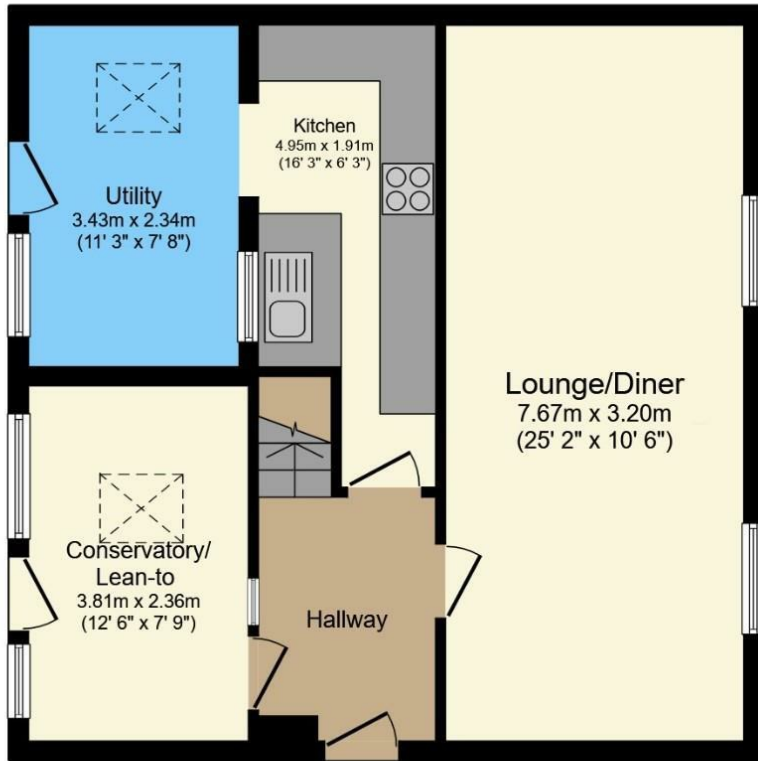


Council Tax: C

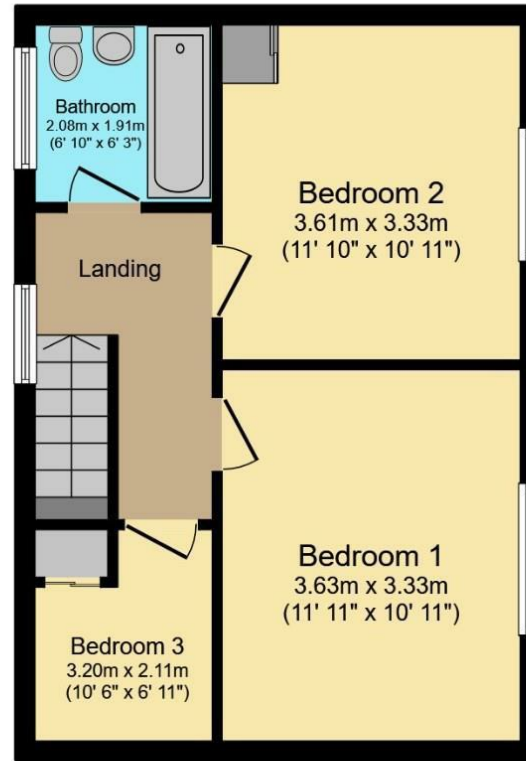
ENERGY PERFORMANCE CERTIFICATE

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



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

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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