



## Stockwood Lane, Bristol

- Three Bedrooms
- Bay Fronted Lounge
- Enclosed Rear Garden
- Off Street Parking
- Annex Including Bedroom, Shower Room & Lounge
- Semi Detached House
- Kitchen/Diner
- Family Shower Room
- Nearby Local Shops, Amenities & Schools

**Asking Price £343,000**

**Tenure: Freehold**

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# Stockwood Lane, Bristol

## DESCRIPTION

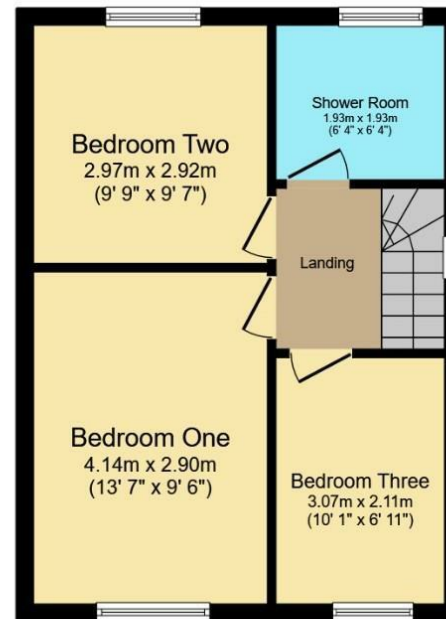
This extended semi-detached property is in good condition and offers ample space for comfortable living. The property boasts a spacious lounge with a bay window, perfect for relaxing or entertaining guests. The open-plan kitchen with dining space creates a vibrant atmosphere for family meals. The property features three bedrooms, including two double bedrooms and a spacious third bedroom. There is also a shower room, ensuring convenience for the whole family. Additionally, the property benefits from an annex, which includes a bedroom, lounge area, and shower room. Unique features of the property include south facing private rear garden, parking providing convenient and secure off-street parking. Located in a sought-after area, this property benefits from excellent public transport links, nearby schools including access to Waycroft Primary School, and local amenities, making it an ideal choice for families.



Council Tax: C



Ground Floor



First Floor

Total floor area 96.6 m<sup>2</sup> (1,040 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## 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.

28 Belland Drive, Whitchurch, BS14 0EW


Tel: 01275 891444 Email:

whitchurch@hunters.com <https://www.hunters.com>



## 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		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>				(92 plus) <b>A</b>	
(81-91) <b>B</b>				(81-91) <b>B</b>	
(69-80) <b>C</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	

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

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