



Hengrove Lane, Bristol

- No Chain
- Garage
- In Need Of Refurbishment
- Three Bedrooms
- Popular Location
- Close to Local Amenities

£264,000

Tenure: Freehold

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HERE TO GET *you* THERE

Hengrove Lane, Bristol

DESCRIPTION

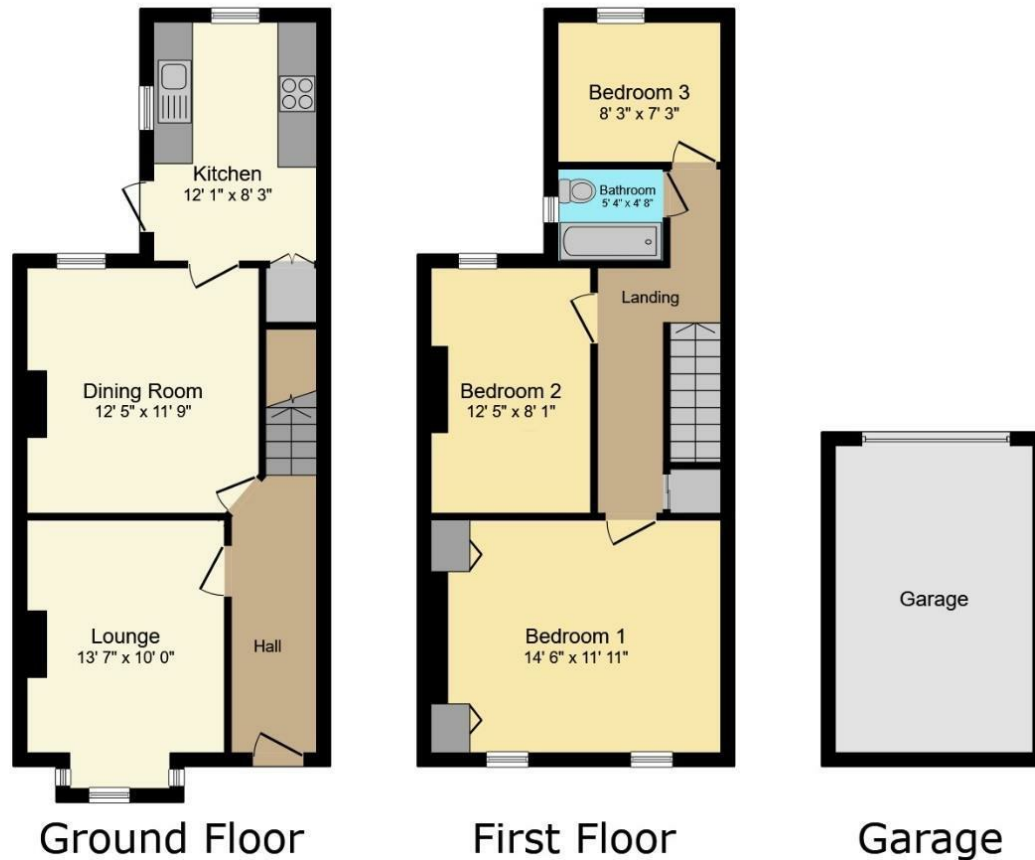
Available for sale with NO ONWARD CHAIN and requiring modernisation, this three-bedroom terraced home on Hengrove Lane offers great potential.

The property features a lounge, a kitchen with access to the rear garden, a separate dining room, two double bedrooms, a single bedroom, and a bathroom with a shower over the bath. Outside, there is an enclosed rear garden with a garage and the potential for parking.

Conveniently located, the home is just a short drive from Hengrove Leisure Centre and Imperial Retail Park, which offer a variety of retail outlets. Nearby amenities also include local bus routes, pubs, parks, and other essential services.

Contact us today to schedule a viewing.





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	
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

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



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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