



- Energy Rating - D
- Off Street Parking
- Solar Panels
- Upvc Double Glazing

- Three Bedrooms
- Good Size Rear Garden
- In Need Of Updating

Located conveniently is this three bedroom home on Pavey Road in Hartcliffe close to local schools, shops, bus routes and amenities. The accommodation briefly comprises; an entrance hallway, spacious lounge/diner and a good size kitchen with integrated oven. On the first floor there are two double bedrooms, a further generous single bedroom, a shower room and a separate cloakroom.

To the rear of the property is a good size garden laid mainly to lawn. Further benefits include; a driveway providing off street parking, upvc double glazing, solar panels and gas central heating.

Lounge 18'03 x 14'01 max (5.56m x 4.29m max)

Kitchen 18'03 x 9'09 max (5.56m x 2.97m max)

Bedroom One 11'01 x 9'11 (3.38m x 3.02m)

Bedroom Two 12'05 x 9'09 (3.78m x 2.97m)

Bedroom Three 8'02 x 8'01 (2.49m x 2.46m)

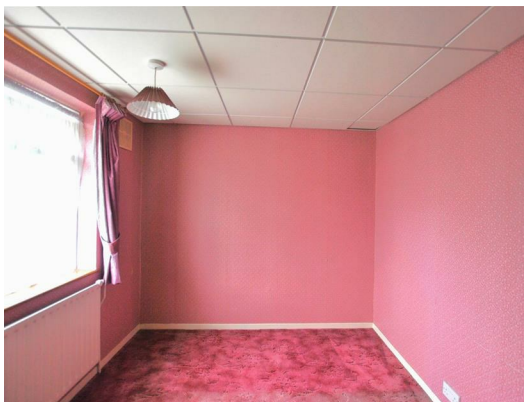
Bathroom 5'06 x 3'03 (1.68m x 0.99m)

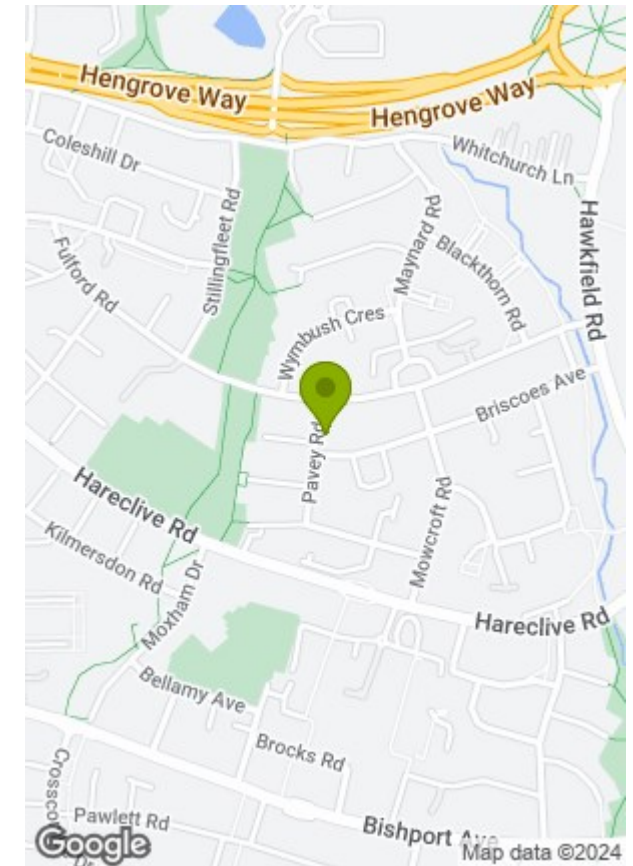
Cloakroom 4'06 x 2'05 (1.37m x 0.62m)

Council Tax Band - A

Tenure Status - Freehold







| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 89 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 66 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.