



Shortwood Road, Hartcliffe

£250,000

- **Energy Rating - C**
- **NO ONWARD CHAIN**
- **Side Access**
- **Driveway Providing Off Street Parking**
- **Three Bedroom Semi-Detached Home**
- **Lounge & Separate Dining Room**
- **UPVC Double Glazing**
- **Gas Central Heating**

This three-bedroom semi-detached home on Shortwood Road offers a convenient location near local schools, shops, and transport links, making it a practical choice for buyers. With NO ONWARD CHAIN, it presents an opportunity for those looking to move quickly.

Inside, the ground floor comprises a comfortable lounge and a kitchen leading to a separate dining room, providing space for relaxation and meals with family or friends.

Upstairs, you'll find two double bedrooms and a single bedroom, along with a bathroom featuring a shower over the bath and a first-floor WC.

Outside, the rear garden is laid mainly to patio with raised flower beds and a storage shed, offering a low-maintenance outdoor space. A driveway to the front of the property provides off-street parking. Further benefits include double glazing throughout and gas central heating from a combination boiler, ensuring warmth throughout.

Ideal for first-time buyers, this property offers practicality and comfort in a desirable location.

Lounge 12'5 max x 12'3 (3.78m max x 3.73m)

Dining Room 11'5" max x 9'3" (3.48m max x 2.82m)

Kitchen 9'9 x 9'1 (2.97m x 2.77m)

Bedroom One 12'2 x 9'4 (3.71m x 2.84m)

Bedroom Two 10'3 x 10'2 (3.12m x 3.10m)  
Both Max

Bedroom Three 9'2 x 7'10 (2.79m x 2.39m)  
Both Max

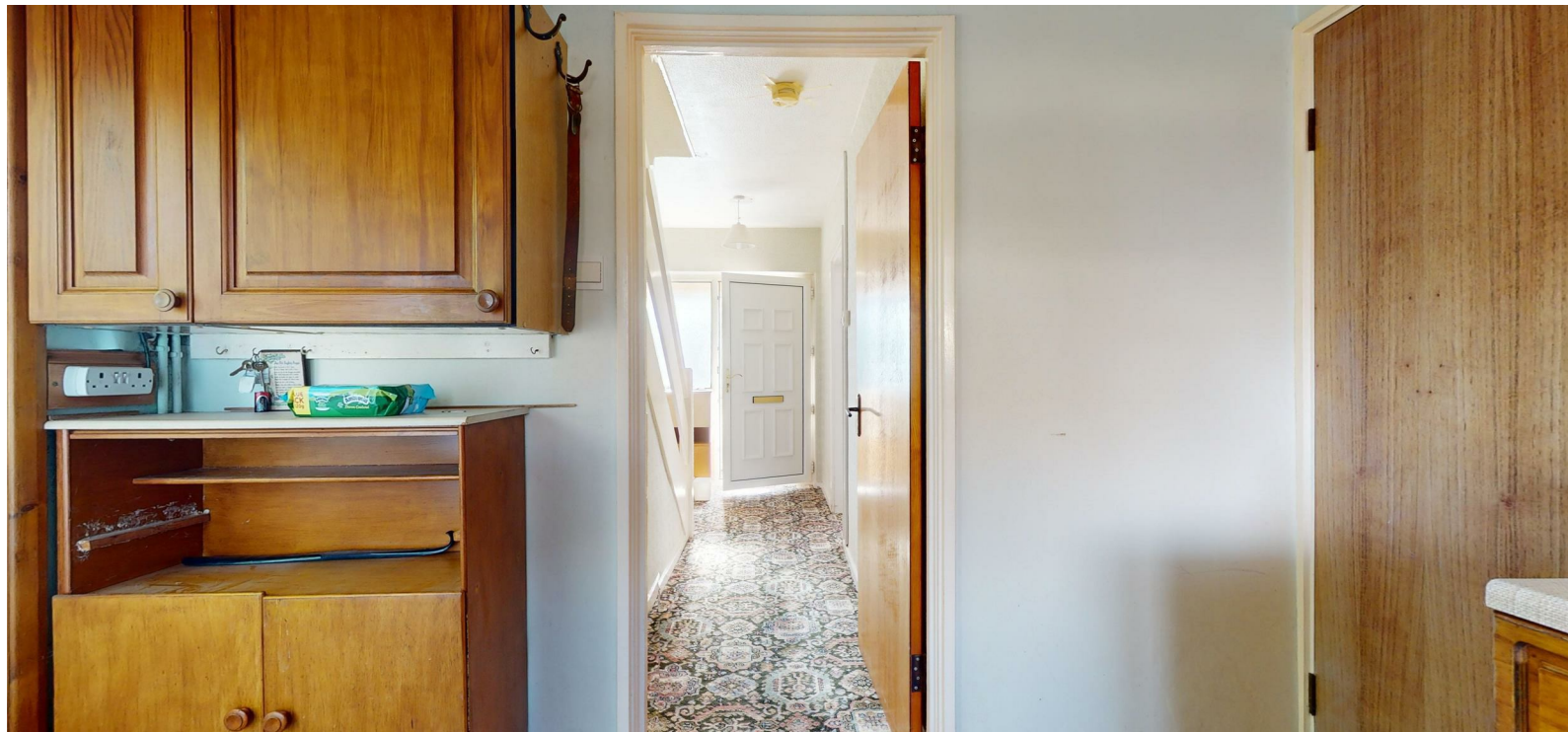
Bathroom 5'6 x 5'1 (1.68m x 1.55m)

WC 5'6 x 2'10 (1.68m x 0.86m)

Tenure - Freehold

Council Tax Band - B

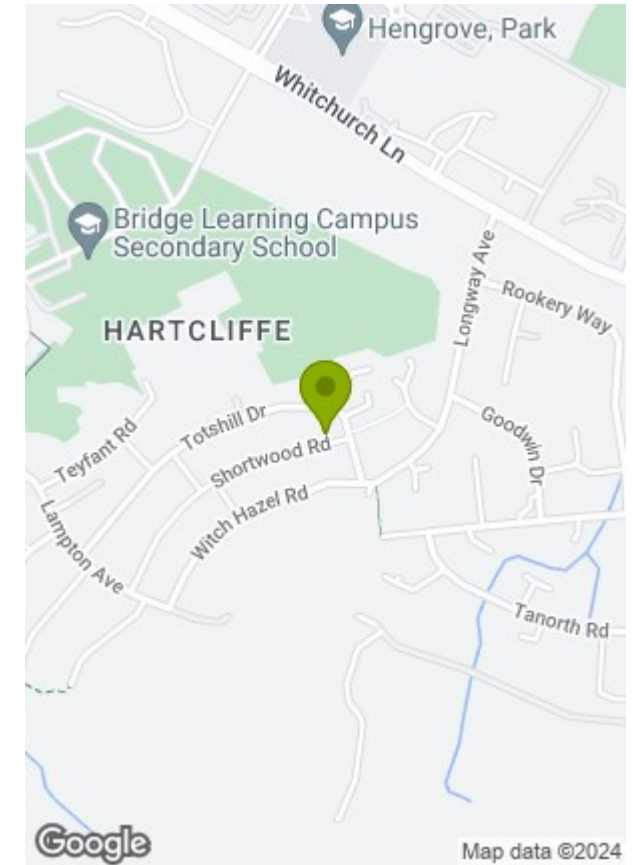
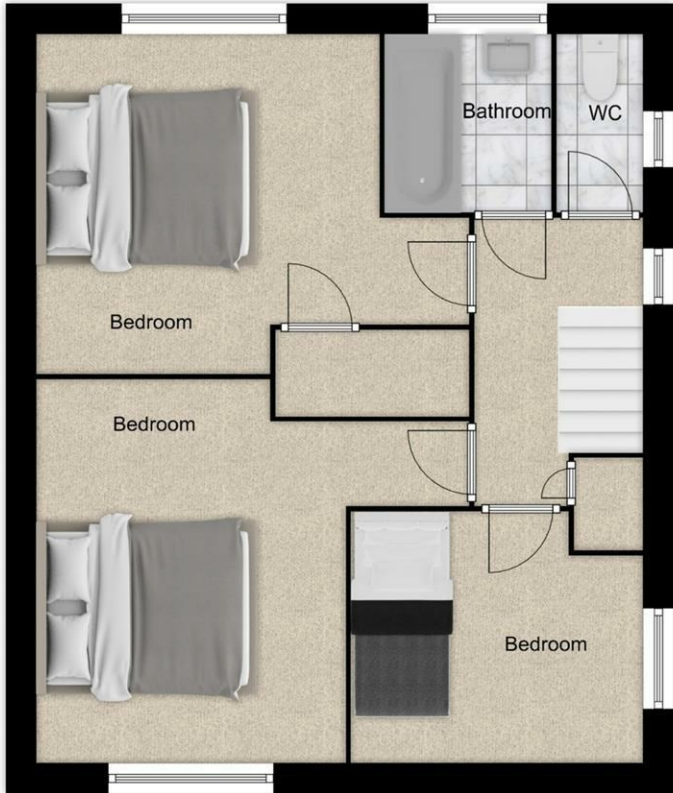












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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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