



- **Energy Rating - D**
- **Recently Renovated**
- **UPVC Double Glazed**
- **Driveway Providing Off Street Parking**
- **Side Access**

- **Three Bedroom Semi-Detached Home**
- **Garden Office/Gym**
- **Gas Central Heating**
- **Beautifully Presented**
- **Dining Room**

This meticulously maintained three-bedroom semi-detached house is situated in the highly sought-after area of Hengrove, ideally located for easy access to local amenities, including shops, schools, bus routes, and Hengrove Park.

Upon entry, an inviting entrance hall welcomes you to a generously proportioned lounge/diner, with direct access to the garden. The well-appointed kitchen features a built-in oven and hob, integrated fridge and freezer.

Ascending to the first floor, you will find two spacious double bedrooms, one of which includes built-in wardrobes, along with a versatile single bedroom that can be used as an office space. A family bathroom completes this floor.

The generously sized south-facing garden is predominantly adorned with lush green lawn and features two charming patio areas, making it a vibrant outdoor space. The garden also includes a convenient outhouse, built by the sellers, which contains an office space that can easily be converted into a gym, a storage area, and a utility room with a toilet, dog bath, and additional appliances.

Further enhancing comfort and convenience, the property boasts gas central heating, ensuring warmth throughout, while UPVC double glazing promotes energy efficiency.

Lounge 13'1" into bay x 12'4" into recess (4.00 into bay x 3.76 into recess)

Kitchen 13'2" x 7'3" (4.03 x 2.22)

Dining Room 12'3" x 10'11" in recess (3.75 x 3.34 in recess)

Bedroom One 14'8" x 9'11" (4.48 x 3.03)

Bedroom Two 11'5" x 11'5" (3.50 x 3.50)

Bedroom Three 8'6" x 7'3" (2.60 x 2.23)

Bathroom 5'9" x 5'5" (1.77 x 1.67)

Garden Office/Gym

Tenure - Freehold

Council Tax Band - C













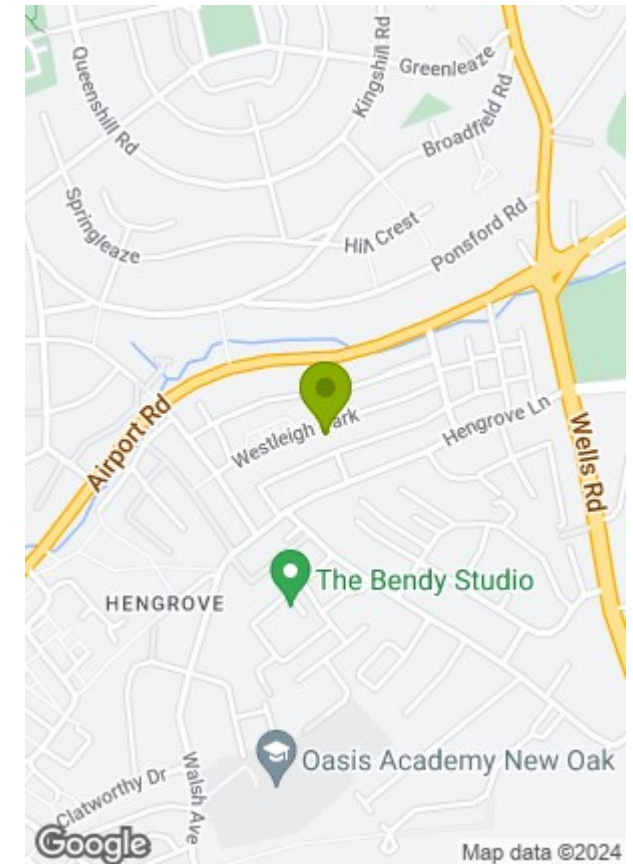








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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
	60	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

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