



Casey Close, Hengrove

£315,000

- **Energy Rating - B**
- **Side Access**
- **Allocated Car Parking Space**
- **Solar Panels**
- **Gas Central Heating**

- **Two Bedroom Semi Detached Home**
- **Good Size Rear Garden**
- **En-Suite Shower Room**
- **Ground Floor Cloakroom**
- **Floor to Ceiling Windows**

Nestled within an ambitious multimillion-pound regeneration project, Filwood Park stands out as a distinctive residential enclave, offering thoughtfully designed 2, 3, and 4 bedroom homes just south of the centre of Bristol. Surrounded by expansive green spaces, including a dedicated children's play area, the development seamlessly blends natural surroundings with modern living.

Located opposite the vibrant Hengrove Leisure Park, South Bristol Skills Academy, South Bristol Community Hospital, a multiplex cinema, various restaurants, educational institutions, and supermarkets like Asda and Tesco, Filwood Park ensures unparalleled accessibility. Additionally, it offers swift access to the A4174 route to Bristol Airport and the Metro Link to the bustling city centre.

This remarkable residence is filled with natural light through its expansive ceiling-to-floor windows and features a chic, neutral color palette. At its heart is a contemporary kitchen with integrated oven & hob. An expansive 18-foot lounge/diner invites relaxation and entertainment, with French doors leading to the rear garden. The ground floor includes a convenient cloakroom, while the upper level has two generously proportioned double bedrooms, one with an en-suite shower room, and a spacious main bathroom.

The rear of the property features a meticulously maintained garden with a patio, lawn, and a garden shed, perfect for outdoor gatherings and moments of tranquility.

Primarily designed with first-time buyers in mind, this residence offers numerous practical features, side access, UPVC double glazing, gas central heating, energy-efficient solar panels, and an allocated car parking space.

Lounge/Diner 20'9" max x 13'0" (6.33 max x 3.98)

Kitchen 10'1" x 6'2" (3.08 x 1.88)

Ground Floor Cloakroom 5'2" x 2'11" (1.60 x 0.89)

Bedroom One 12'11" x 10'5" (3.96 x 3.19)

En - Suite 6'2" x 5'5" max (1.88 x 1.67 max)

Bedroom Two 12'11" x 8'4" (3.95 x 2.56)

Bathroom 6'9" max x 6'2" (2.06 max x 1.89)

Tenure - Freehold

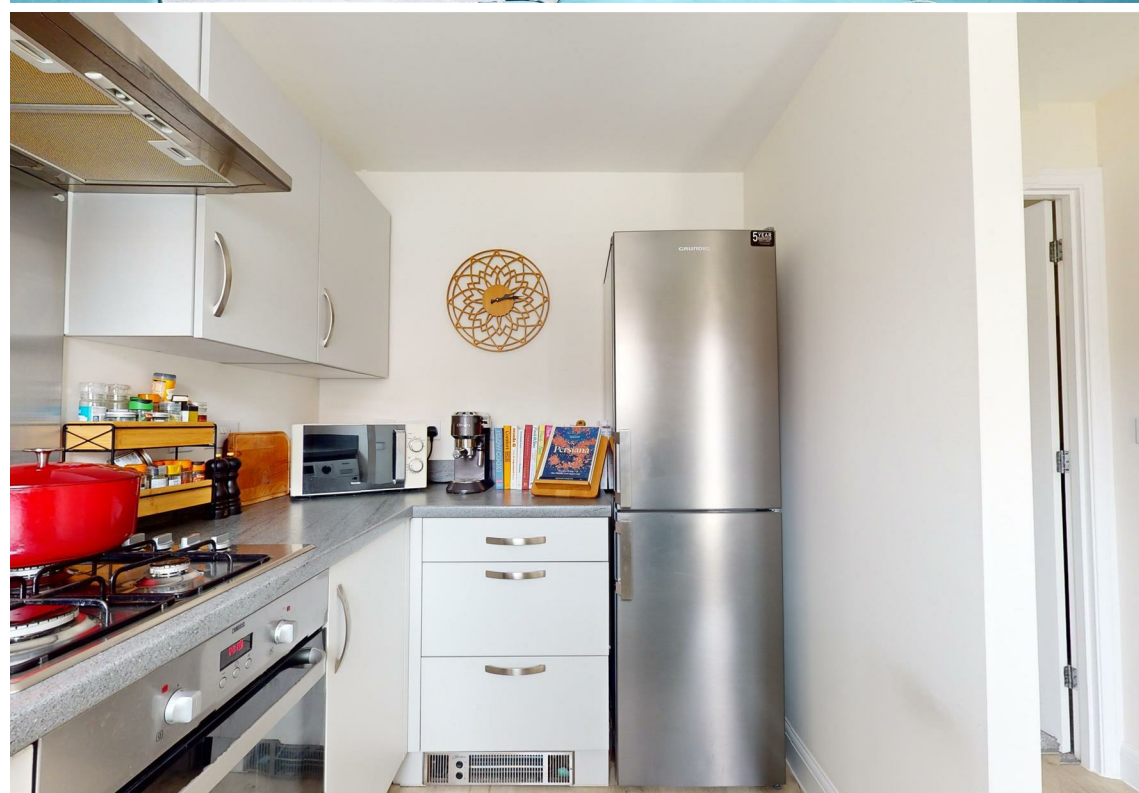
Maintenance charge - £514..96 pa - Reviewed annually

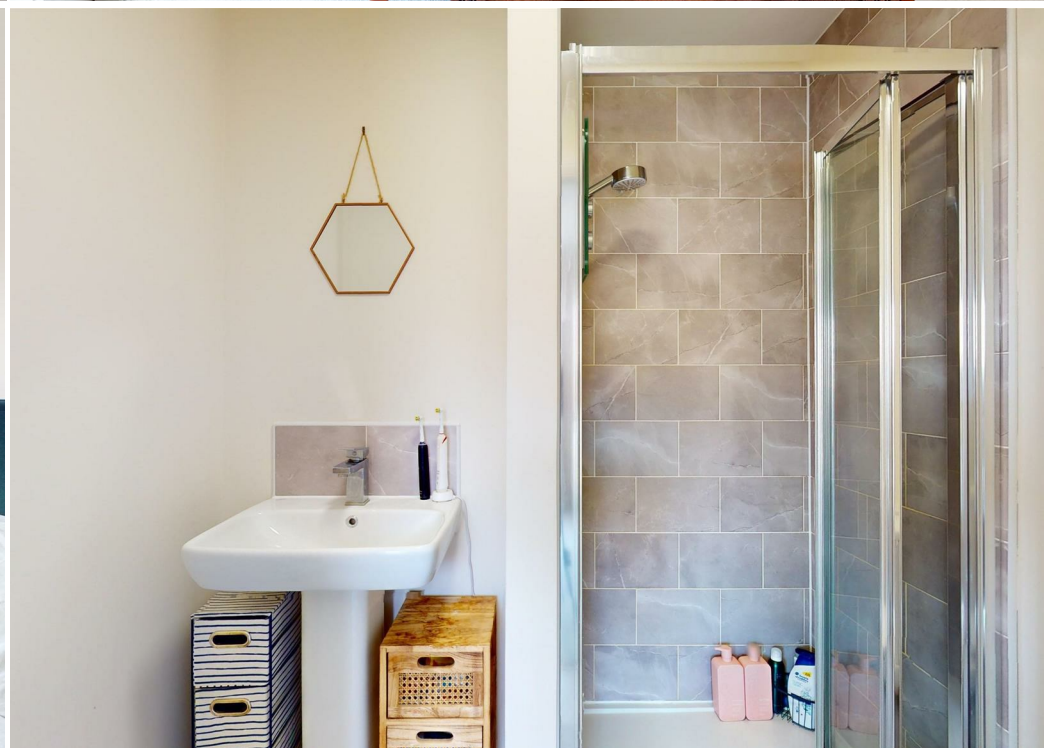
Council Tax Band - B

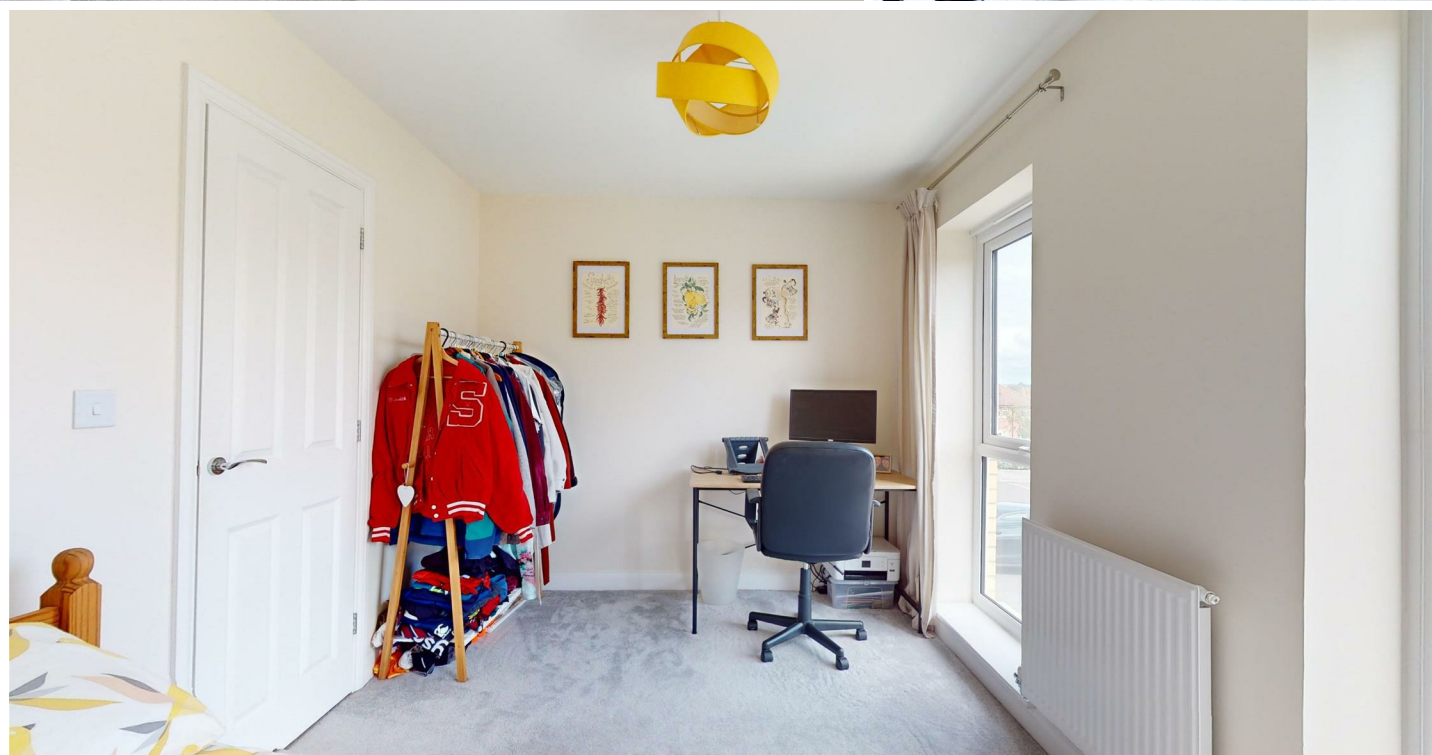




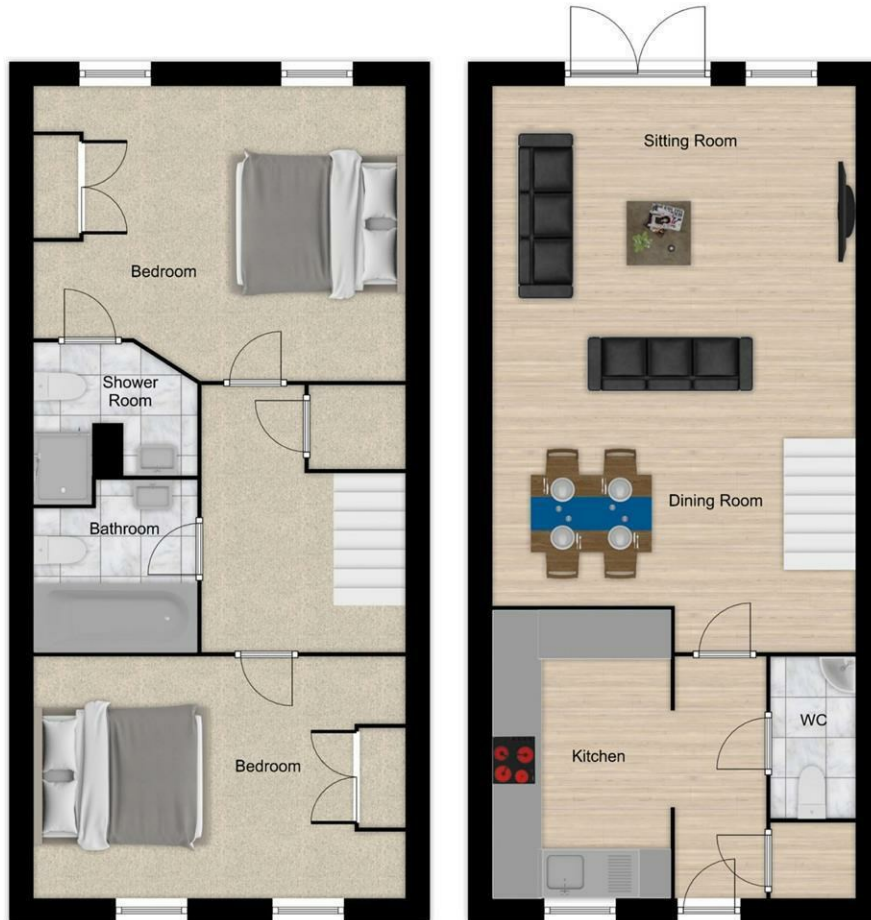




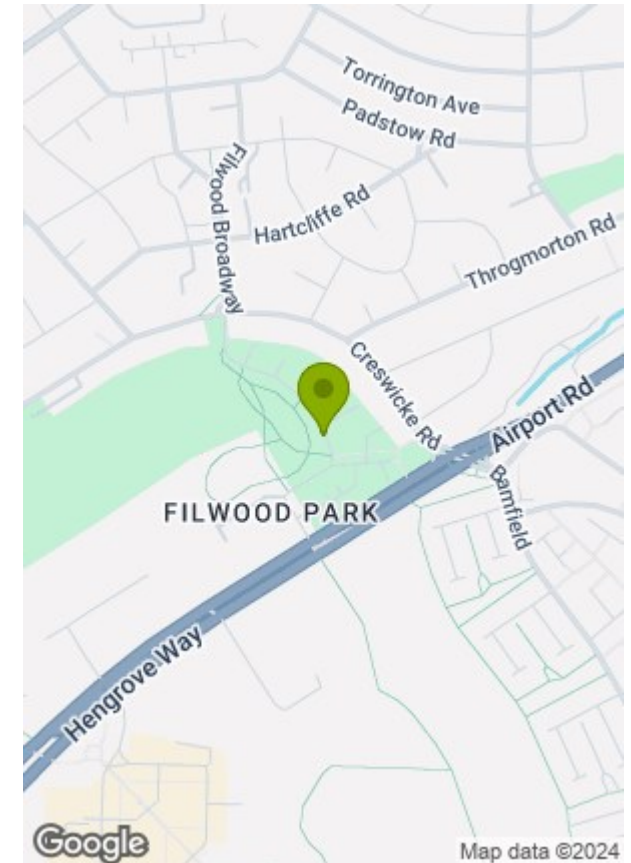








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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 87 | 88 |
| 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 | |

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