

- **Energy Rating - D**
- **Drive & Garage**
- **Side Access**
- **Kitchen/Breakfast Area**
- **Ground Floor Bathroom & First Floor Shower Room**

- **Three Bedroom Semi-Detached Home**
- **Garden Office/Gym**
- **Gas Central Heating & UPVC Double Glazing**
- **Lounge/Diner**
- **Close to Local Amenities**

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

Upon entering, an inviting entrance hall leads to a generously proportioned lounge/diner, seamlessly connected to the kitchen/breakfast room, which offers direct access to the garden via French doors. The well-appointed kitchen features a built-in oven and hob, as well as an integrated fridge and freezer. Additionally, a good-sized ground-floor bathroom provides extra convenience.

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 serve as an office space. A family shower room completes this floor.

The generously sized garden is predominantly laid to lush green lawn and features two charming patio areas, creating a vibrant outdoor space. The garden also includes a garage that has been partly converted, offering additional living space that can be used as a home office, gym, or games room, while still leaving space to park a car or use for storage. The property also benefits from side access, allowing for easy movement between the front and rear gardens.

Further enhancing the property, it boasts a private driveway for convenient off-road parking. Additional features include gas central heating for year-round comfort and UPVC double glazing to promote energy efficiency.

Living Area 12'1" into recess x 10'8" (3.69 into recess x 3.26)

Dining Area 11'6" x 10'6" (3.51 x 3.21)

Kitchen/Breakfast Area 17'3" x 9'2" (5.28 x 2.81)

Ground Floor Bathroom 8'8" x 6'9" (2.66 x 2.07)

Bedroom One 12'5" into bay x 12'2" max (3.80 into bay x 3.72 max)

Bedroom Two 11'1" x 8'7" (3.38 x 2.64)

Bedroom Three 8'3" x 8'6" (2.52 x 2.61)

First Floor Shower Room 5'11" x 5'4" (1.81 x 1.65)

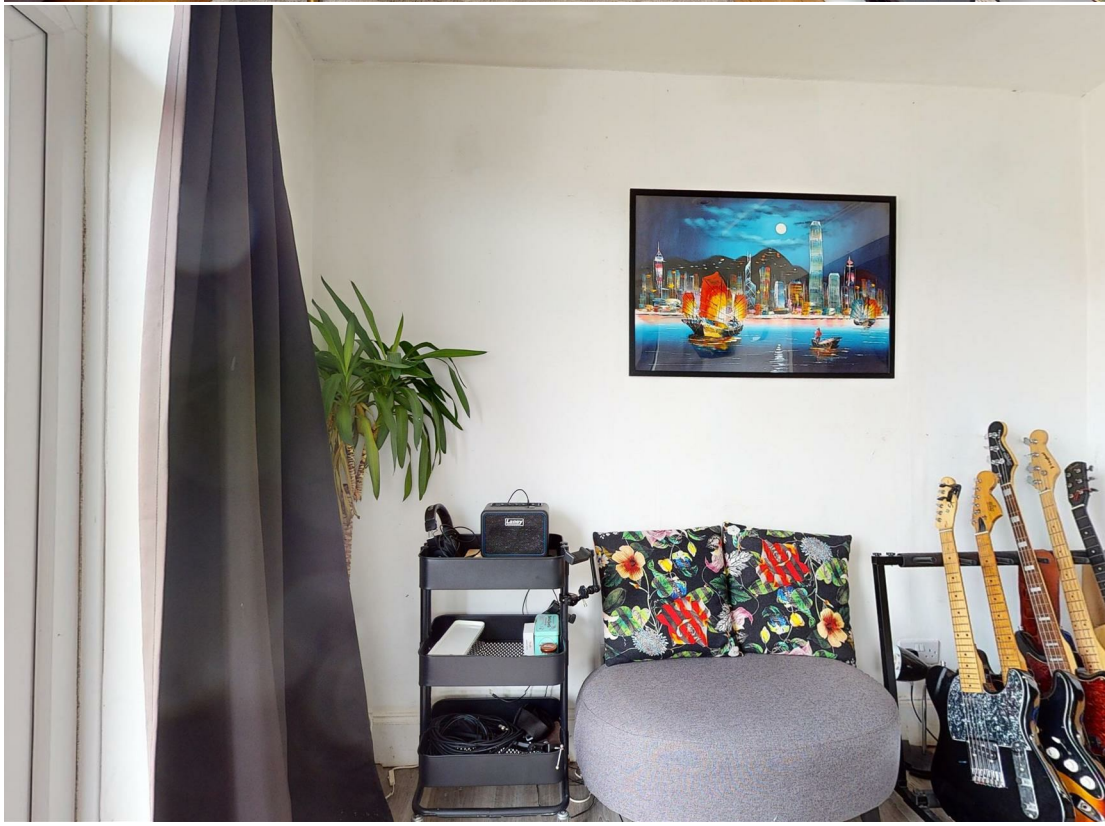
Garden Room

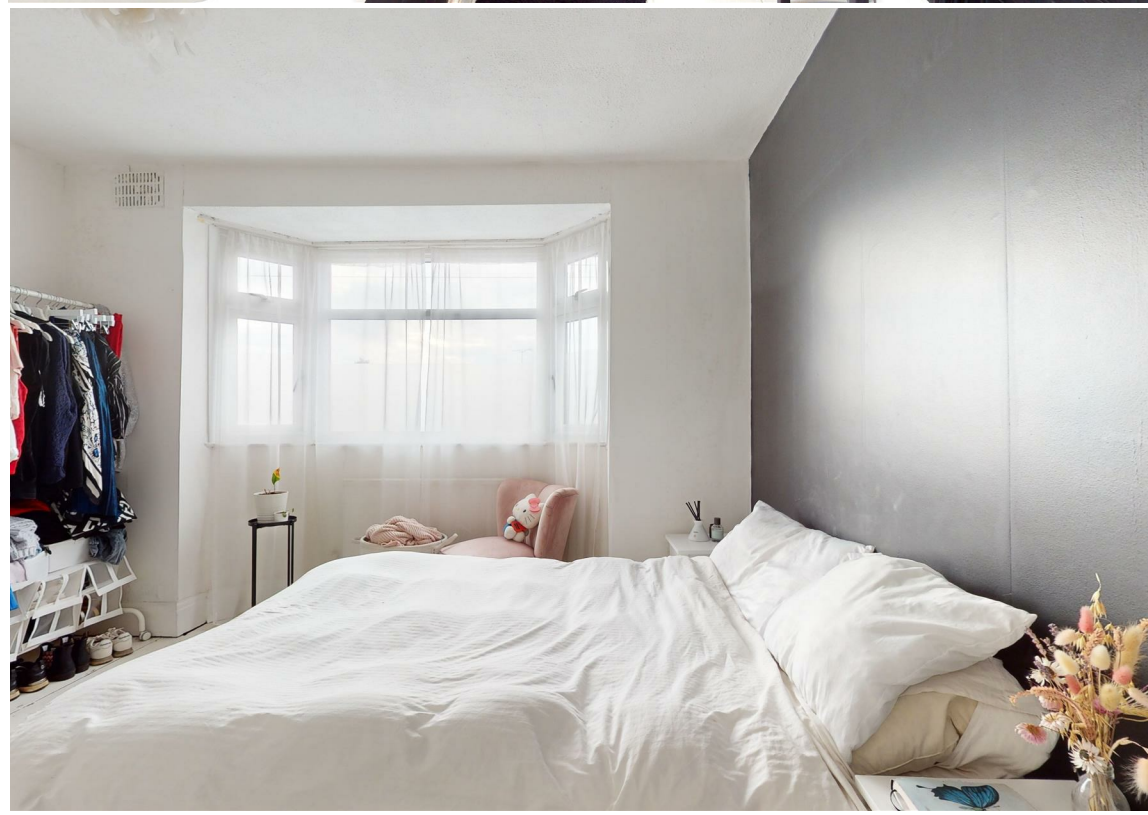
Tenure - Freehold

Council Tax Band - C







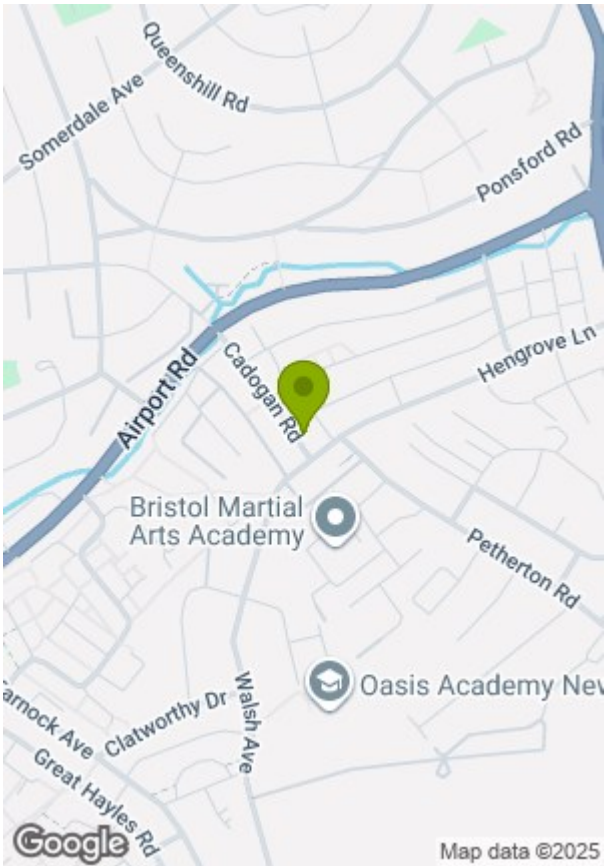








© Greenwood's Property Centre 2025



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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			England & Wales		
EU Directive 2002/91/EC			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 firms employment has the authority to make or give any representation or warranty in respect of the property.