



- **Energy Rating - C**
- **Three Bedrooms**
- **Facing Hengrove Fields**
- **Sitting Room**
- **Kitchen/Breakfast Room**

- **Mid Terrace Family Home**
- **Cul-De-Sac Location**
- **Garage**
- **Dinnig Room**
- **Enclosed Rear Garden**

Tucked away in a quiet cul-de-sac, this mid-terrace family home enjoys a fantastic location directly opposite Hengrove Fields. Perfect for children to play and ideal for dog walkers.

The generous entrance hallway leads into a comfortable sitting room, while the dining room seamlessly opens into the breakfast area and kitchen, creating a flexible space that could easily serve as a second reception area. A convenient downstairs W/C is located by the back door.

Upstairs, the home offers three bedrooms, two doubles and a good-sized single, all benefiting from built-in storage. A family bathroom completes the first floor.

Outside, the front garden is filled with mature shrubbery and trees, creating a welcoming and private entrance. The low-maintenance rear garden is patioed with raised flower beds and offers rear access, as well as access to the garage.

This property is ideal for someone looking to put their own stamp on their new home. Conveniently located, it is just a short walk from Hengrove Leisure Park, South Bristol Skills Academy, and South Bristol Community Hospital.

Sitting Room 12'11 max x 13'05 max (3.94m max x 4.09m max)

Dining Room 10'11 x 9'01 (3.33m x 2.77m)

Breakfast Area 8'10 max x 11'08 max (2.69m max x 3.56m max)

Kitchen 10'06 x 7'04 (3.20m x 2.24m)

W/C 5'09 x 2'05 (1.75m x 0.74m)

Bedroom One 11'01 max x 9'06 max (3.38m max x 2.90m max)

Bedroom Two 8'11 x 10'00 (2.72m x 3.05m)

Bedroom Three 9'10 x 6'11 (3.00m x 2.11m)

Bathroom 5'06 x 6'05 (1.68m x 1.96m)

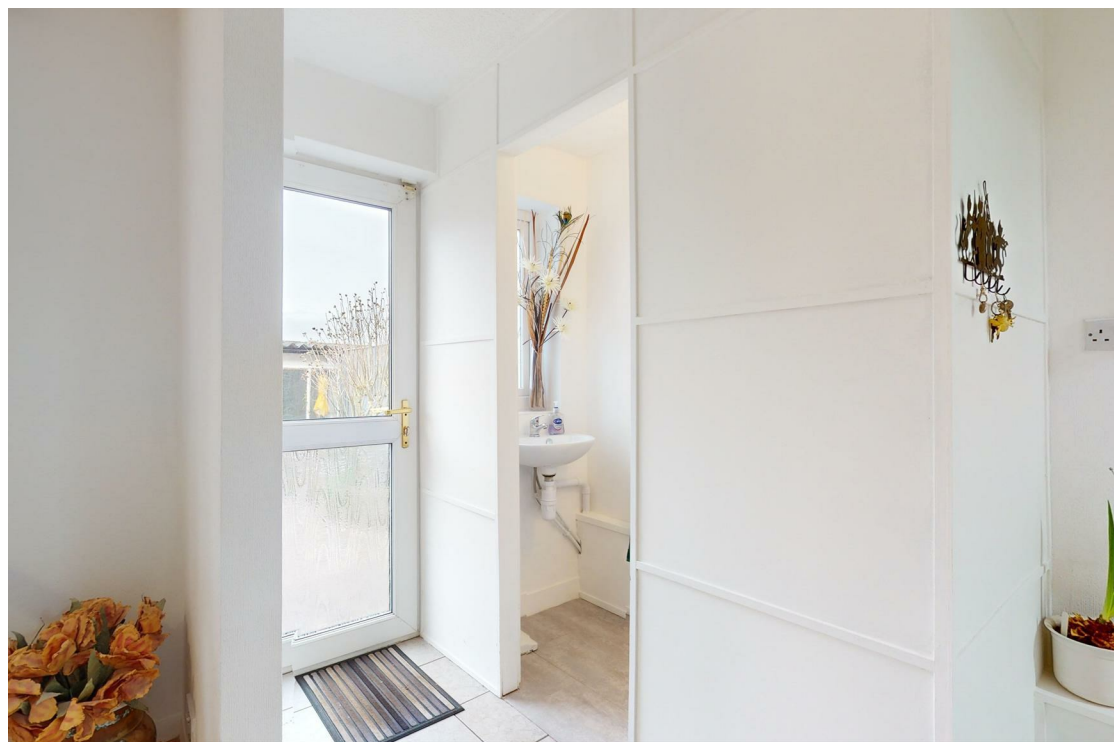
Tenure - Freehold

Council Tax Band - C









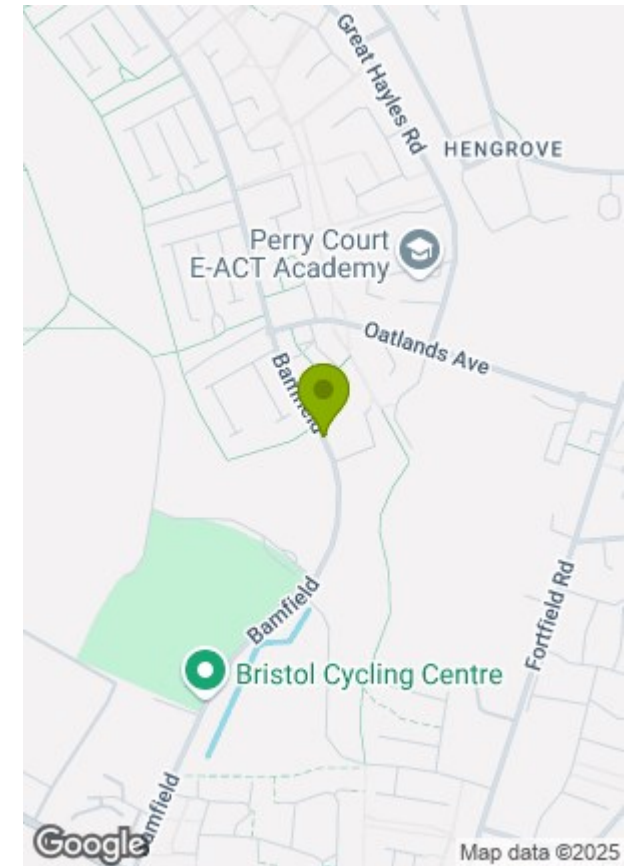








© Greenwood's Property Centre 2025



| 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 | | |
| | | 85 |
| | | 70 |
| 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.