Teyfant Road, Hartcliffe

£260,000

- **Energy Rating - C**
- **Two Bedroom Home**
- **Driveway & Garage Providing Off Street**
- **Kitchen/Diner**
- **Full Width Extension**
- **Gas Central Heating & UPVC Double Glazing**
- **Close to Local Amenities**
- **Southernly Facing Garden**

Greenwoods is delighted to present this charming and generously sized two-bedroom semi-detached home, enhanced by a full-width rear extension.

Upon entering, you're welcomed into a bright and inviting sitting room. To the rear of the property, the impressive full-width extension creates a spacious and open-plan kitchen/diner that serves as the true heart of the home. With ample storage, a thoughtfully designed layout, and plenty of natural light, it's perfect for both entertaining and everyday living.

Upstairs, the property boasts two generous double bedrooms and a well-appointed family bathroom.

The rear garden is a true highlight—private, south-facing, and bathed in sunlight throughout the day. Designed with low maintenance in mind, it features a patio area ideal for outdoor dining and a brick-built storage shed—perfect for tools, bikes, or garden furniture.

In addition, the property benefits from a garage, offering secure parking or valuable extra storage space.

Further highlights include UPVC double glazing throughout and efficient gas central heating powered by a modern combination boiler—ensuring year-round comfort and energy efficiency.

Ideally located close to local shops, well-regarded schools, reliable bus routes, and essential amenities, this delightful home offers an ideal blend of comfort, convenience, and practicality.

Don't miss your chance to view this beautifully extended and welcoming property—your perfect next home could be waiting!

Living Room 15'10" into recess x 12'5" max (4.83 into recess x 3.81 max)

Kitchen/Diner 15'7" max x 13'4" max (4.77 max x 4.08 max)

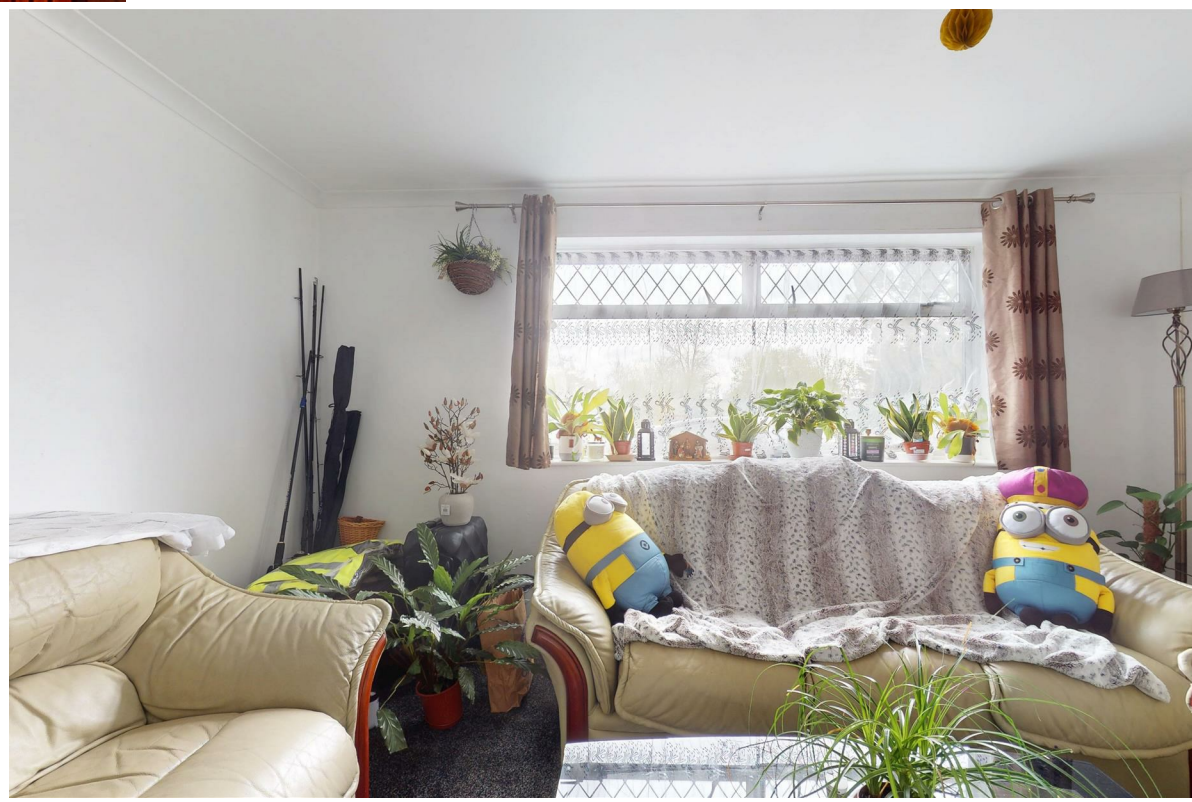Bedroom Two 12'3" max x 11'8" max (3.75 max x 3.58 max)

Bedroom One 14'0" max x 10'9" max (4.27 max x 3.28 max)

Bathroom

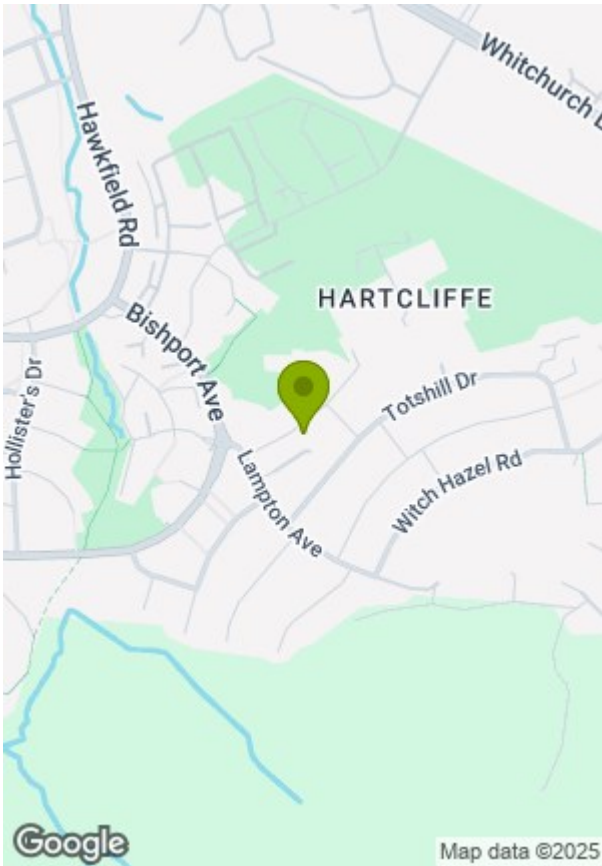Tenure - Freehold

Council Tax Band - A

AWAITING FLOORPLAN

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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