



- **Energy Rating - D**
- **Front Garden With Potential For Drive**
- **Kitchen/Diner**
- **Southernly Facing Garden**
- **Light & Airy Throught**

- **Three Bedroom Home**
- **New UPVC Double Glazing & Front Door**
- **Utility**
- **Detached Garage**
- **Gas Central Heating**

This beautifully presented and recently updated three-bedroom mid-terrace home is located in the highly desirable area of Hengrove, with excellent transport links, great schools nearby, and local amenities just a short walk away.

The property benefits from new double glazing (installed in 2021 and 2024) and a modern front door, giving buyers peace of mind and an immediate sense of style and quality upon entering.

On the ground floor, you'll find a spacious lounge with a warm and welcoming atmosphere. The modern kitchen/diner acts as the heart of the home, perfect for everyday living and entertaining. There's also a convenient downstairs bathroom and a separate utility room for added practicality.

Upstairs, you'll find two generously sized double bedrooms and a third single bedroom, all thoughtfully updated with modern décor and plenty of natural light, creating a bright and relaxing space ready to move into.

Outside, the property boasts a large front garden with the potential to create a private driveway. The expansive south-facing rear garden is a real suntrap, ideal for relaxing, gardening, or entertaining, while also offering excellent scope to extend the property if desired. A detached garage and shed provide great storage and workshop space, with further potential to widen the garage for additional usability.

This well-presented home offers not only modern comfort but also excellent value for money.

Living Room 11'1" x 11'0" (3.40 x 3.37)

Kitchen/Diner 15'5" x 13'0" (4.72 x 3.98)

Utility 9'5" x 6'0" (2.89 x 1.84)

Bathroom

Bedroom One 15'5" max x 11'2" max (4.72 max x 3.41 max)

Bedroom Two 13'0" x 8'1" (3.97 x 2.48)

Bedroom Three 9'10" x 6'11" (3.02 x 2.13)

Garage 17'3" x 8'8" (5.28 x 2.65)

Tenure - Freehold

Council Tax Band - B



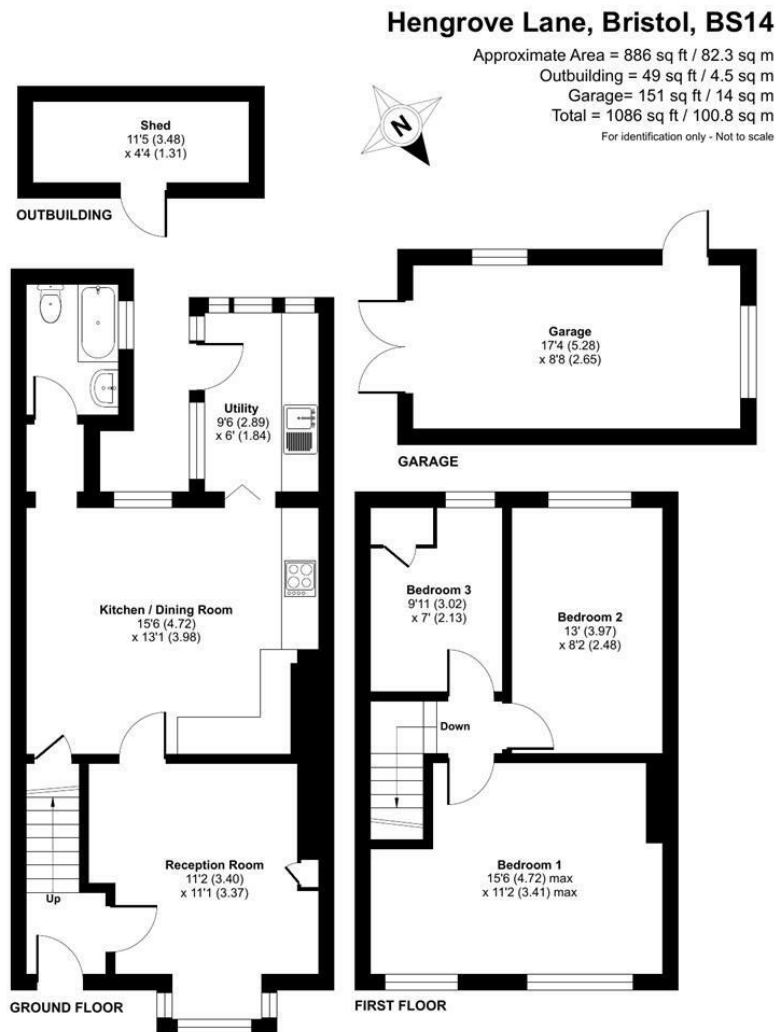




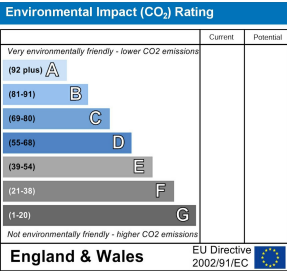
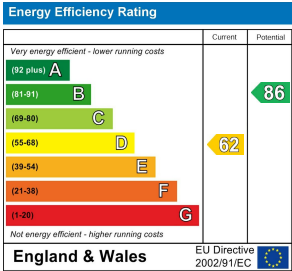
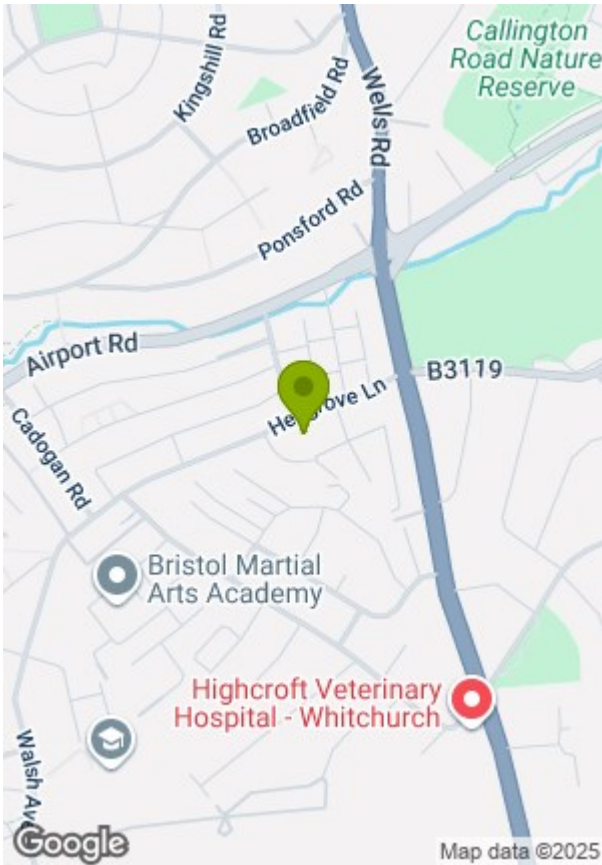








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