



- **Energy Rating - D**
- **Three Bedrooms**
- **Well Appointed Fitted Kitchen**
- **Garage**

- **Bay Fronted End Of Terrace Home**
- **Two Reception Rooms**
- **First Floor Family Bathroom**
- **Off Street Parking**

A charming 1930s-style, bay-fronted three-bedroom end-of-terrace family home, ideally positioned in the highly sought-after area of Hengrove. This well-presented property offers convenient access to a range of local amenities including shops, reputable schools, excellent bus routes, and the popular Hengrove Park.

The accommodation comprises a welcoming entrance hallway, a spacious bay-fronted lounge with a feature fireplace, a separate dining room, and a well-appointed fitted kitchen. Upstairs, you'll find three good-sized bedrooms and a modern family bathroom.

Externally, the home boasts an attractive rear garden, a garage accessible via the rear lane, and a front driveway providing off-street parking. Additional benefits include basement storage, ideal for keeping the home clutter-free.

This delightful property offers both character and convenience, making it a fantastic choice for families and first-time buyers alike.

Lounge 13'6" into bay x 11'7" max (4.14 into bay x 3.55 max)

Dining Room 12'11" x 10'5" (3.95 x 3.2)

Kitchen 9'2" x 6'9" (2.80 x 2.06)

Bedroom One 15'1" into bay x 10'2" max (4.62 into bay x 3.1 max)

Bedroom Two 12'1" max x 11'6" max (3.69 max x 3.52 max)

Bedroom Three 8'11" x 7'3" (2.74 x 2.22)

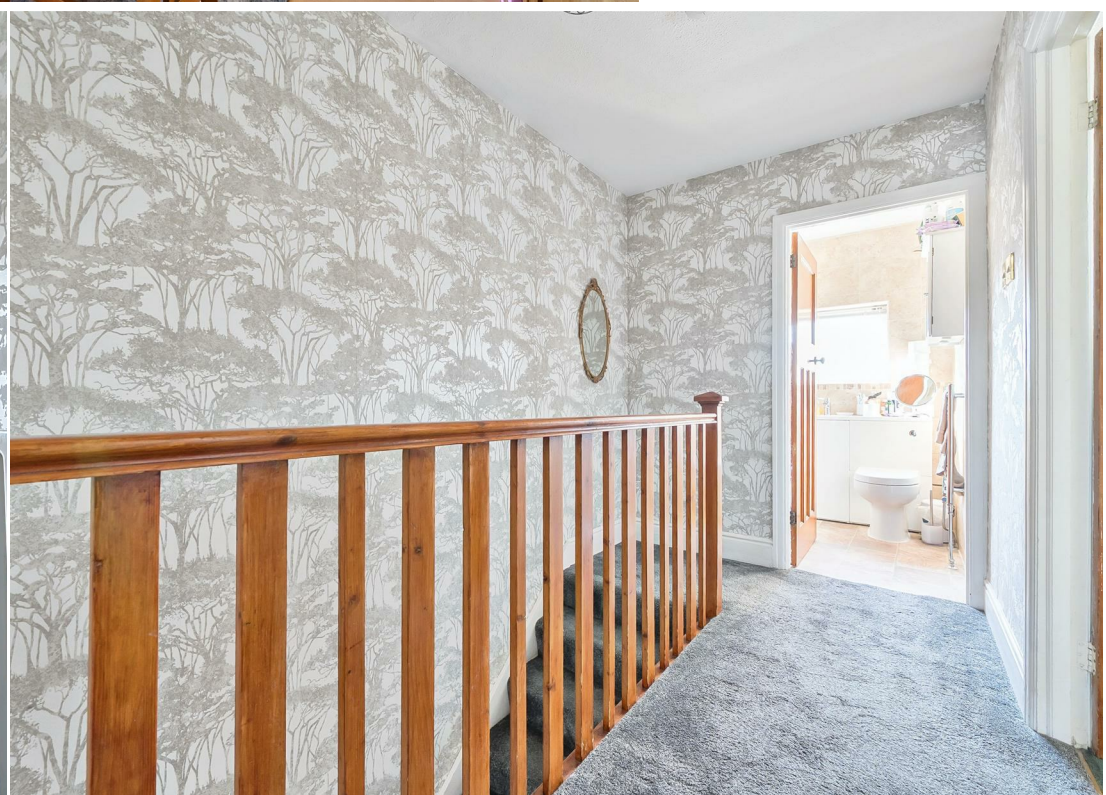
Bathroom 6'0" x 5'6" (1.85 x 1.69)

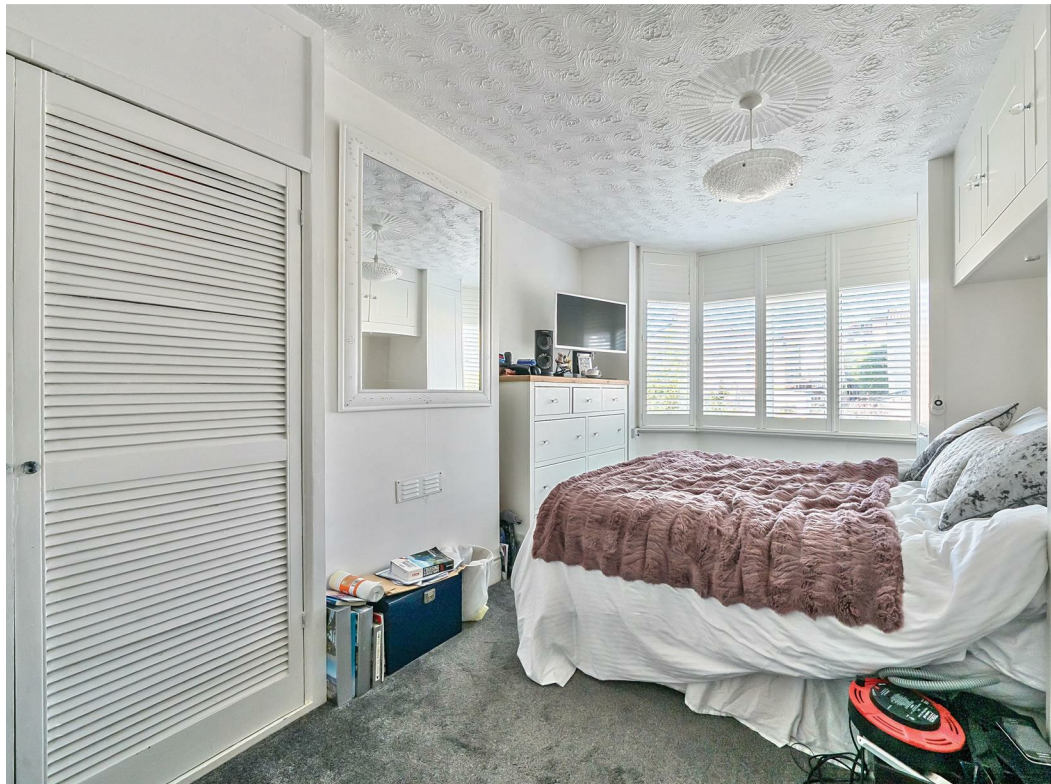
Garage 21'11" x 10'0" (6.7 x 3.07)

Tenure Status - Freehold

Council Tax - Band B

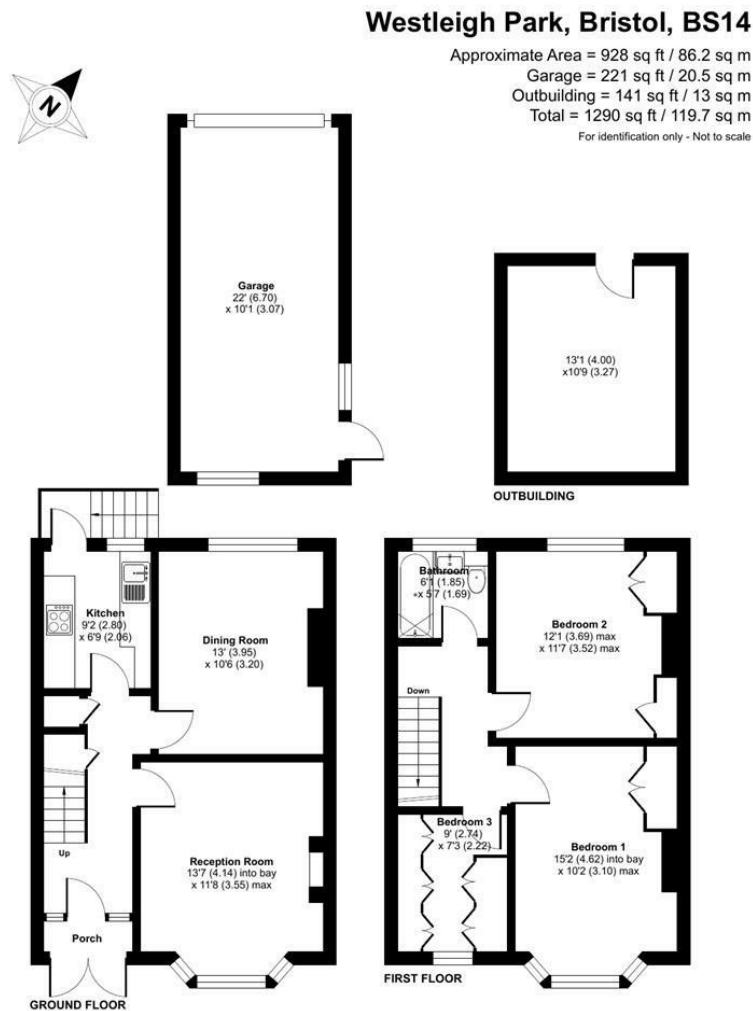




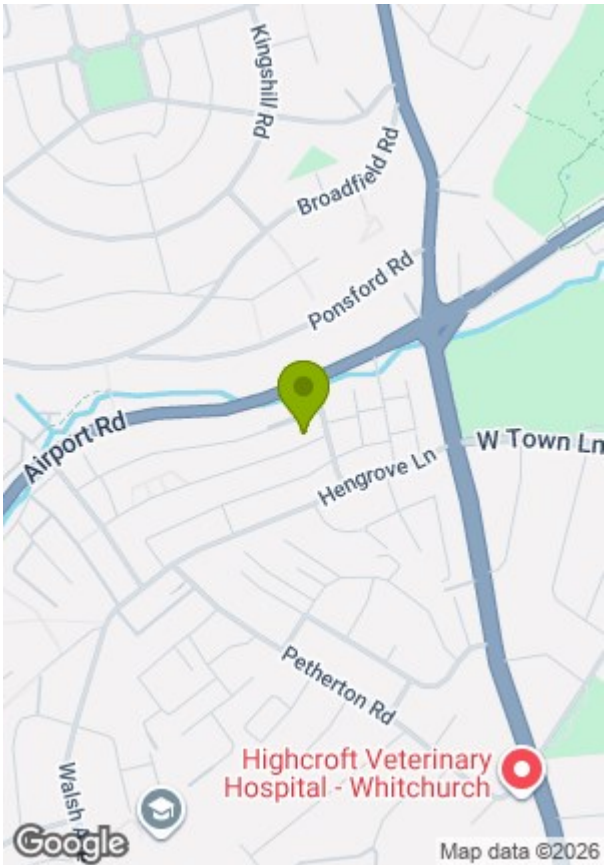








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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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