



21 Showering Road, Bristol, BS14 8DL

£275,000

For sale is neutrally decorated, terraced property that offers an abundance of living space. This house is an ideal purchase for those looking for a home that is ready to move into, with no onward chain to deal with.

The property boasts three well-proportioned bedrooms, two of which are double rooms and one single room, each providing ample space for personal storage. The house further benefits from a sitting room and a separate dining room which provides a versatile space that can be used according to your lifestyle needs.

The home comes with a practical kitchen that caters to all your culinary needs. Additionally, the property features a first floor bathroom and separate WC.

Worthy of note is the property's Energy Performance Certificate (EPC) rating of C, indicating that the property is reasonably energy efficient. The house falls under council tax band B, which is a further financial advantage.

Entrance Hall



Dining Room

9'4" x 8'11" (2.86 x 2.73)



Sitting Room

12'11" x 11'8" (3.95 x 3.56)



First Floor Landing



Kitchen

9'4" x 8'7" (2.86 x 2.63)



Bedroom One

13'7" x 13'3" (4.15 x 4.05)



Bedroom Two

11'8" x 9'4" (3.57 x 2.86)



Separate WC



Bedroom Three

9'7" x 8'9" (2.93 x 2.68)



Outside



Bathroom

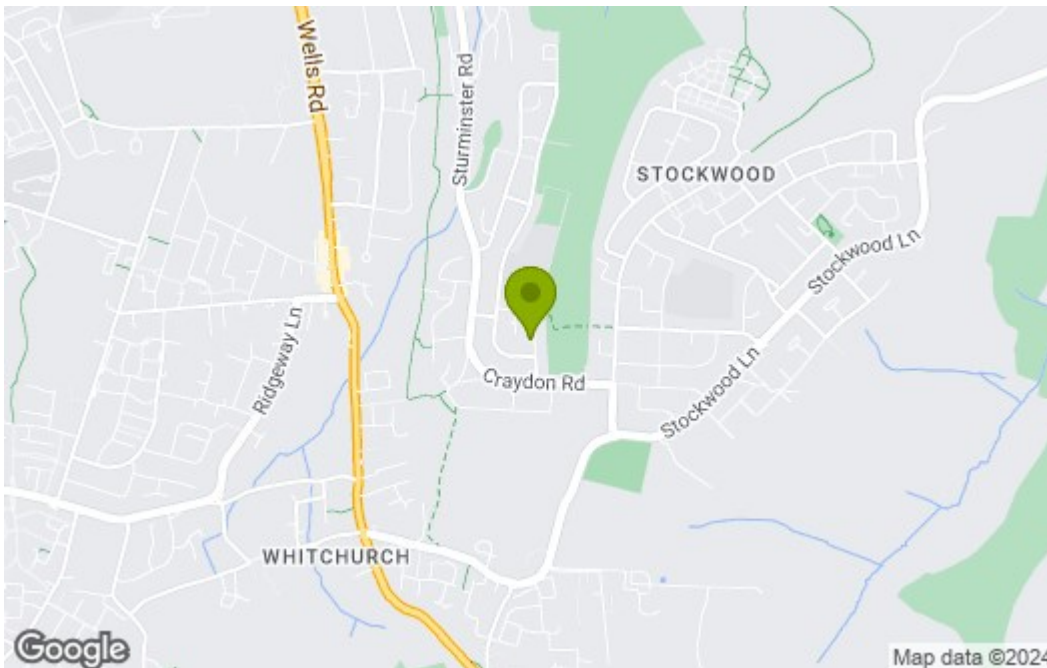


Floor Plan



Total area: approx. 79.6 sq. metres (856.9 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(69-80) C			
(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	

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