



## 138 Stockwood Road, Bristol, BS14 8JL

**£340,000**

I am delighted to present this semi-detached property, currently listed for sale. The property, nestled within a strong local community, benefits from excellent public transport links, nearby schools and local amenities.

The house offers ample living space with a large sitting room to the rear featuring patio doors that lead to the lean to / conservatory, providing a delightful view and a light-filled area for relaxation. The property comes with a practical kitchen with potential to extend STPP.

There are three bedrooms, two of which are generous doubles and the third being a comfortable single. These rooms offer a perfect layout for families, and the single room can be utilised as a home office or study room if required.



## Entrance Hall

### Ground Floor WC



## Kitchen

10'7" x 9'6" (3.25 x 2.91)



## Sitting Room

17'0" x 14'10" (5.19 x 4.54)



## First Floor Landing



## Lean to / Conservatory

9'4" x 7'3" (2.87 x 2.22)



## Bedroom One

13'6" x 10'1" (4.14 x 3.08)



### Bedroom Two

11'1" x 9'11" (3.38 x 3.03)



### Outside



### Garage

14'10" x 7'3" (4.54 x 2.22)

### Bedroom Three

10'5" x 6'9" (3.18 x 2.06)



### Shower Room

6'9" x 5'8" (2.06 x 1.74)

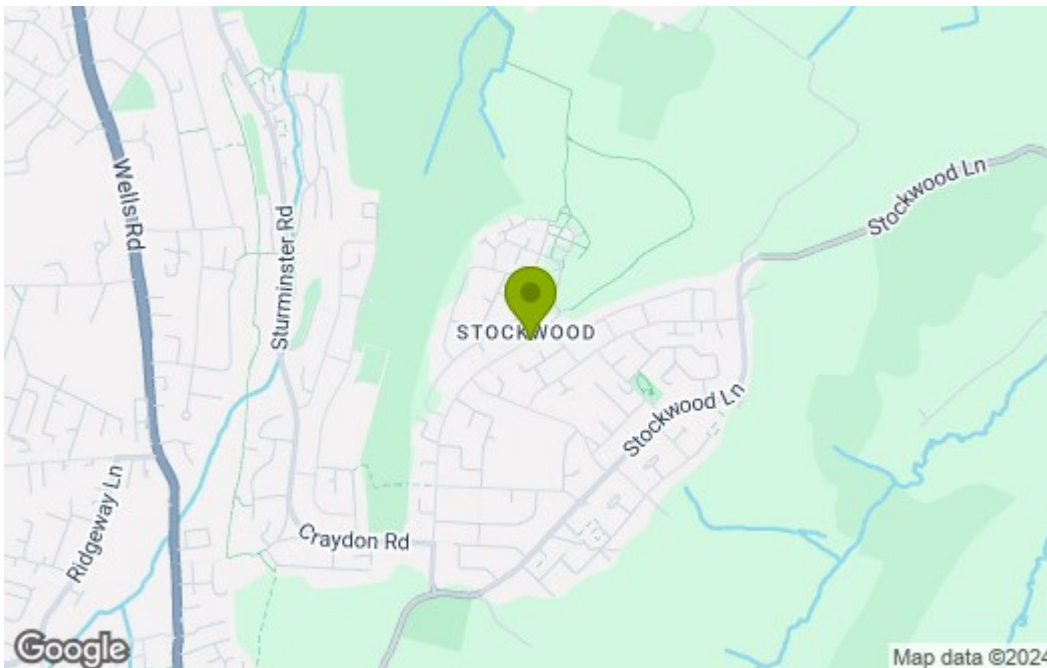


## Floor Plan

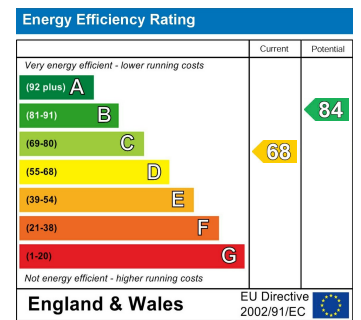


Total area: approx. 100.4 sq. metres (1080.3 sq. feet)  
**138 Stockwood Rd, Bristol**

## Area Map



## Energy Efficiency Graph



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.