



8 Horesham Grove, Bristol, BS13 9RF

£290,000

Presenting a charming terraced property, currently listed for sale. This residence is in good condition and boasts a particularly desirable EPC rating of 'C', denoting energy efficiency. It further benefits from a council tax band 'B'.

The property is an epitome of comfort and convenience, with a total of three bedrooms, a bathroom, and a kitchen. Of the three bedrooms, two are spacious doubles, and the third is a comfortable single room, offering ample space for family living.

The heart of the home is the refitted kitchen and diner, which comes complete with an integrated dishwasher for an easy lifestyle. The property also features a good-sized L-shaped sitting room, enriched by natural light from dual aspect windows.

Kitchen / Diner

18'7" x 10'3" (5.68 x 3.14)



Sitting Room

18'5" x 10'4" (5.62 x 3.17)



First Floor Landing

Bedroom One

12'8" x 10'5" (3.87 x 3.19)



Bedroom Two

10'5" x 9'3" (3.20 x 2.84)



Bedroom Three

8'11" x 7'6" (2.73 x 2.31)



Bathroom

10'10" x 5'5" (3.31 x 1.66)



Outside

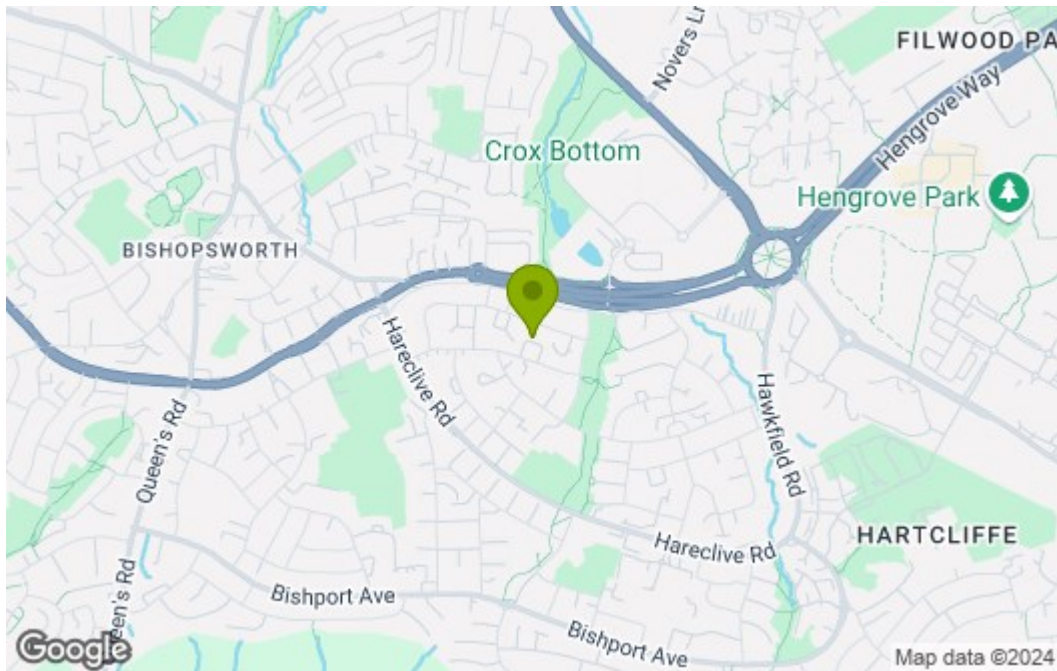


Floor Plan



Total area: approx. 86.5 sq. metres (931.5 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(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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