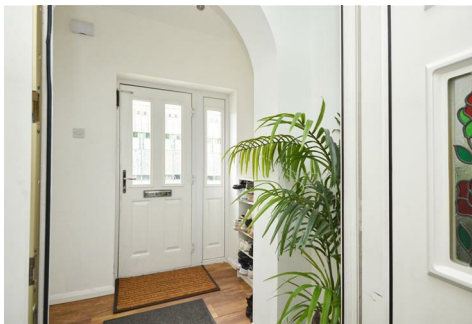




22 Petherton Road, Bristol, BS14 9BP

£465,000

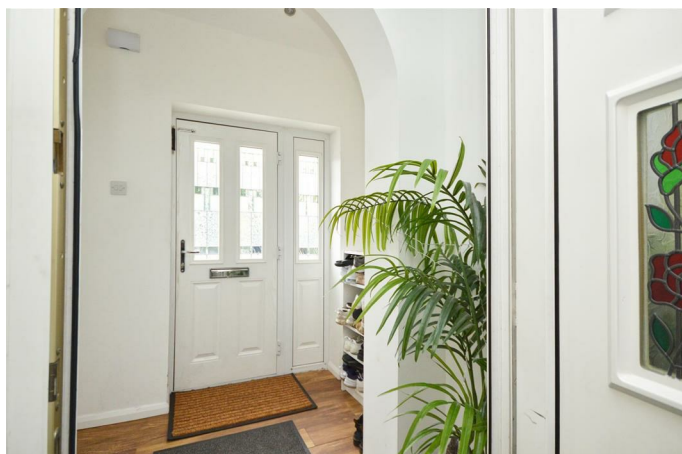
Presenting an immaculate semi-detached house for sale, perfect for families seeking a blend of comfort and style. This property boasts four bedrooms, two reception rooms, and a stunning kitchen, all meticulously maintained to a high standard.

The property features a total of four bedrooms, three of which are sizable doubles and one single. The first and second bedrooms are enhanced with built-in wardrobes, offering ample storage.

The heart of this home lies in its kitchen, designed with an open-plan layout that is both light and airy. The kitchen island and wood countertops add a touch of class. Natural light streams in, creating a warm and inviting atmosphere that will surely inspire culinary creativity.

The two reception rooms offer versatile living spaces. The first reception room is separate, adorned with a cosy fireplace that adds an element of charm. The second is a snug, perfect for cosy evenings or a

Entrance Porch



Office / Utility Area

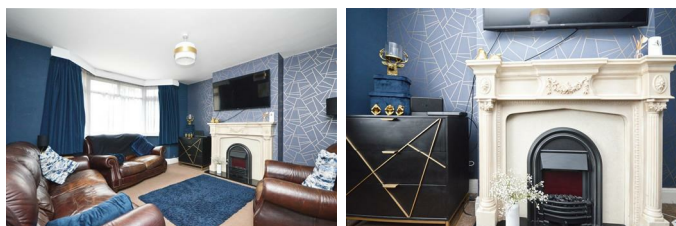
21'3" x 5'8" (6.48 x 1.73)



Entrance Hall

Sitting Room

13'8" x 12'6" (4.17 x 3.82)



Snug

13'8" x 11'0" (4.17 x 3.36)



Kitchen / Dining Room

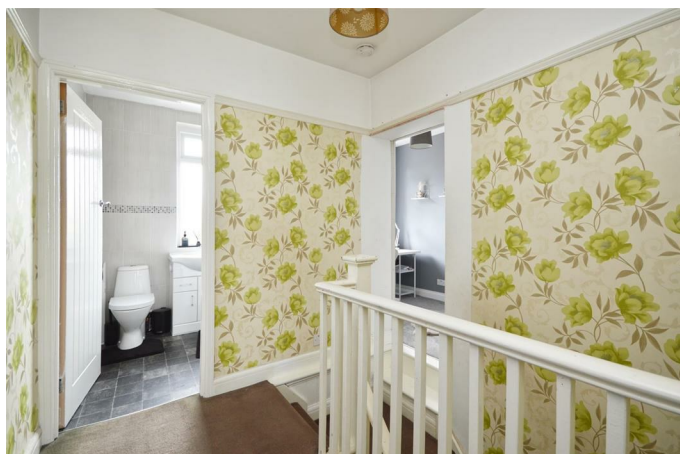
17'8" x 12'3" (5.40 x 3.74)



Ground Floor WC

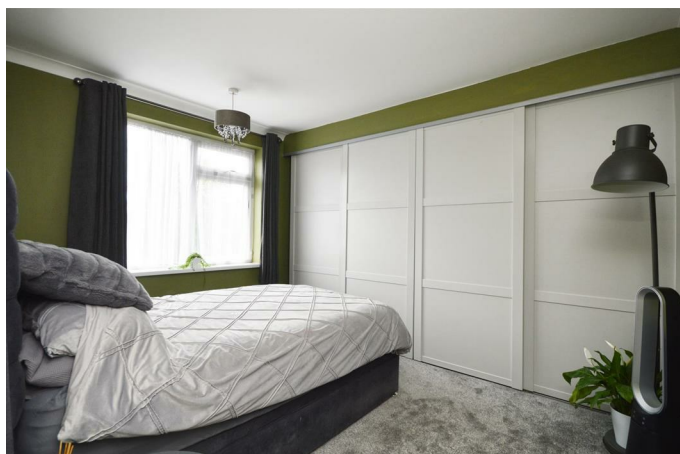


First Floor Landing



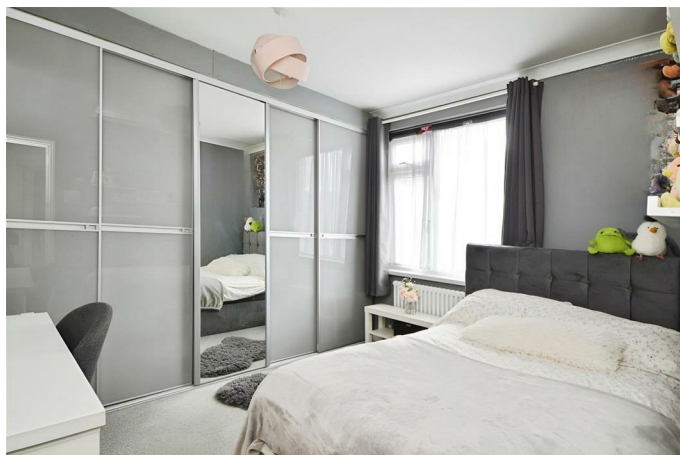
Bedroom One

12'7" x 12'0" (3.86 x 3.68)



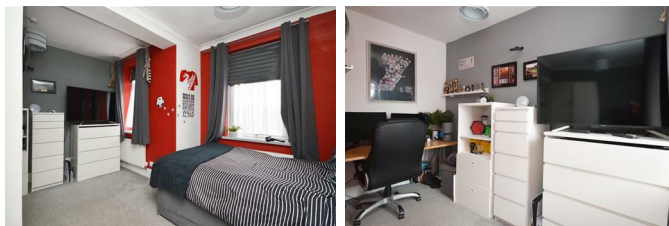
Bedroom Two

12'7" x 11'2" (3.86 x 3.42)



Bedroom Three

13'5" max x 12'10" max (4.09 max x 3.92 max)



Bedroom Four

10'1" x 6'3" (3.09 x 1.92)



Bathroom

7'6" x 5'8" (2.29 x 1.73)



Garage

14'10" x 6'3" (4.53 x 1.92)

Garden Room
11'4" x 9'6" (3.46 x 2.92)



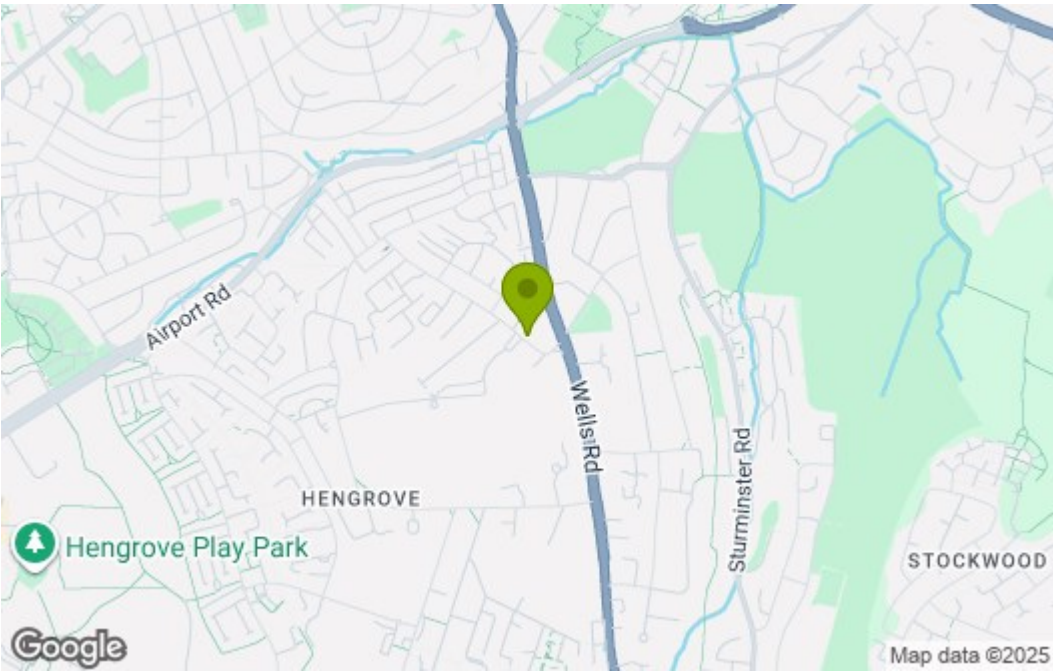
Garden



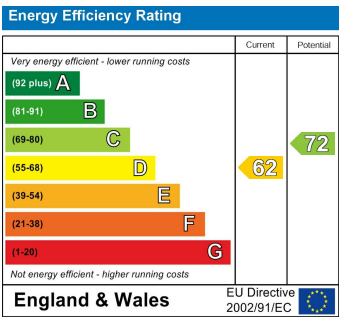
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.