



3 Stockwood Lane, Bristol, BS14 8SL

£350,000

Presenting to the market this immaculate three-bedroom semi-detached house, ideally positioned in a highly sought-after community renowned for its vibrant seasonal monthly market. This appealing property is perfectly suited to first-time buyers and families, situated close to popular schools, a variety of shops, convenient bus routes, and the natural beauty of local woods and a nearby nature reserve.

Upon entering via a welcoming hallway, you are greeted by a beautifully presented sitting / dining room, featuring a fireplace and French doors that open directly to the rear garden. The sleek, modern kitchen is finished in stylish white high gloss units and provides direct access to the garden, blending practicality with contemporary design.

The accommodation comprises two generous double bedrooms, one benefiting from built-in wardrobes, and a comfortable single bedroom—perfect for family living, working from home, or accommodating guests. The EPC rating for the property is D, and it falls within Council Tax Band C, offering attractive running costs.

Entrance Hall

11'4" x 6'0" (3.47 x 1.84)



Sitting / Dining Room

24'2" x 10'1" max (7.39 x 3.08 max)



Kitchen

10'9" x 7'6" (3.28 x 2.29)



First Floor Landing



Bedroom One

13'5" x 9'3" (4.10 x 2.83)



Bedroom Two

9'10" x 8'10" (3.00 x 2.71)



Bedroom Three

10'5" x 6'11" (3.18 x 2.12)



Bathroom

6'4" x 5'8" (1.95 x 1.74)



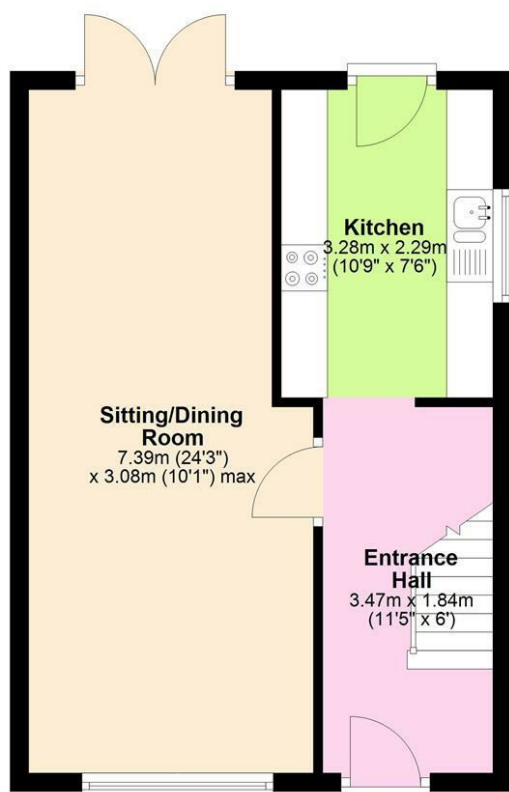
Outside



Floor Plan

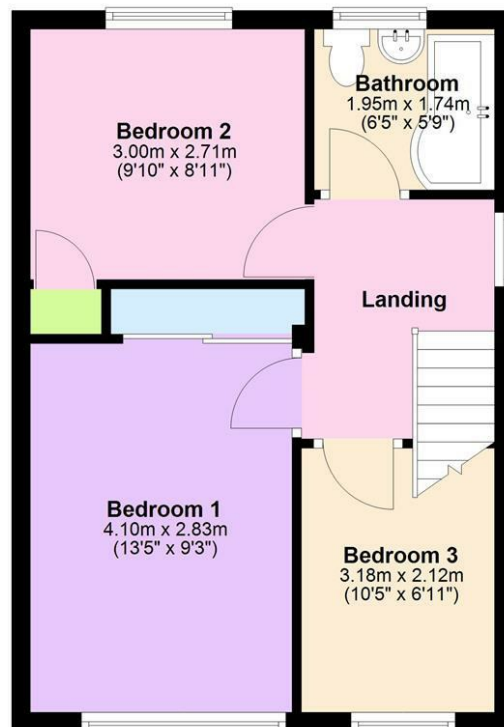
Ground Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



First Floor

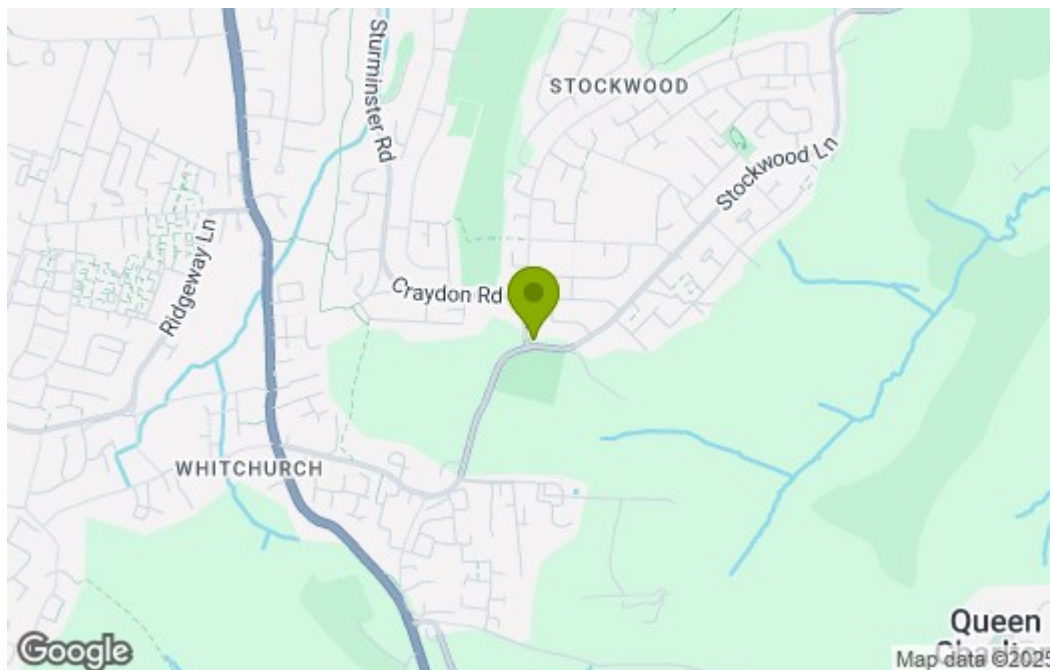
Approx. 38.3 sq. metres (411.8 sq. feet)



Total area: approx. 74.3 sq. metres (800.1 sq. feet)

3 Stockwood Lane, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.