



14 Gorlangton Close, Hengrove, Bristol BS14 9UB

£300,000

- Energy Rating - D
- Three Bedrooms
- Spacious Living Room
- Underfloor Heating
- End Of Terrace House
- Bathroom & Shower Room
- Ground Floor WC
- Sauna

NO ONWARD CHAIN

Situated on Gorlangton Close this three bedroom home has been improved throughout by the current owner. Now benefitting from an additionally shower room and ground floor, alongside a family bathroom on the first floor.

You are welcomed into this fantastic home via the porch, an ideal space to leave shoes, coats and the cold from outside. As you step into the hallway the renovated WC is to your right, incredibly handy for a growing family or just for when friends and family are staying.

The kitchen benefits from plenty of worktop space, spanning 3 walls of this room, alongside ample storage, perfect for meal prep. The kitchen is tiled to the floor which profits from underfloor heating. This space flows effortlessly to the centre of the house which is set up as a dining space to grab a bite to eat.

Continuing to the rear we have the spacious living room with French doors allowing access out to the mature garden. The rear porch is a versatile space and currently houses a sauna! Completing the ground floor is a recently fitted shower room, another space to wash yourself (or a furry friend) after a walk through nearby green spaces.

Upstairs are three well proportioned bedrooms, all of which large enough to have double beds if required. The bathroom comprises a white three piece suite with shower over the bath, this room has also been renovated and features eye-catching mosaic tiling throughout.

Externally this home has a driveway to the front with on street parking to the side that would lend itself nicely for visitors to park if required.

The rear garden has been carefully designed with an array of mature plants, trees and flowers creating a real splash of colour in the summer!

Living Room 15'5" x 10'7" (4.72 x 3.23)

Kitchen/Diner 14'6" x 9'4" (4.44 x 2.86)

Ground Floor WC 4'08 x 2'07 (1.42m x 0.79m)

Rear Porch 6'05 x 4'04 (1.96m x 1.32m)

Bedroom One 15'10" x 9'6" (4.85 x 2.92)

Bedroom Two 13'3" x 9'6" (4.06 x 2.9)

Bedroom Three 9'1" x 7'10" (2.78 x 2.41)

Bathroom 6'7" x 6'2" (2.01 x 1.89)

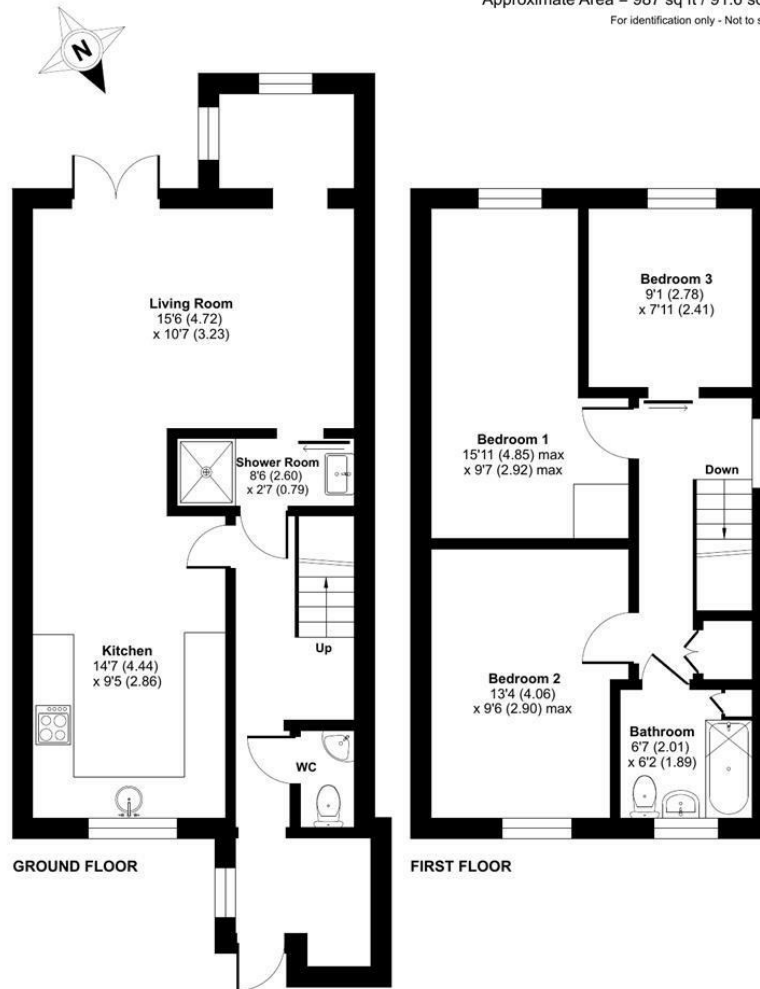
Shower Room 8'6" x 2'7" (2.6 x 0.79)





Gorlangton Close, Bristol, BS14

Approximate Area = 987 sq ft / 91.6 sq m
For identification only - Not to scale



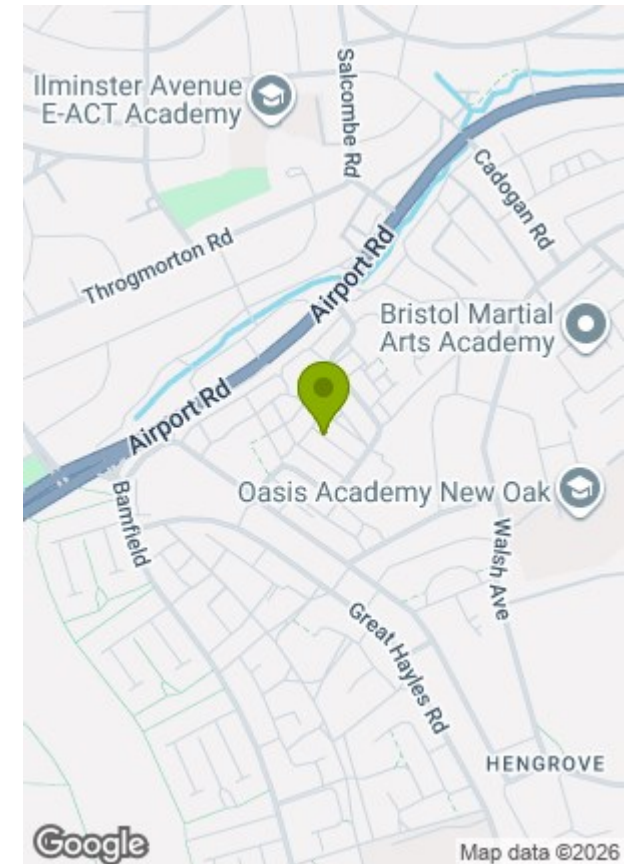
Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		66	79
England & Wales EU Directive 2002/91/EC 			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		61	75
England & Wales EU Directive 2002/91/EC 			

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