

14 HEATH RISE
CADBURY HEATH
BRISTOL
BS30 8DD

£385,000

GREGORY'S
ESTATE AGENTS



POSITIONED IN THIS POPULAR RESIDENTIAL AREA, NEARBY A SELECTION OF LOCAL AMENITIES & OPEN GREEN SPACES, CAN BE FOUND THIS EXCELLENTLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME, OFFERING DESIRABLE VERSALITY SURE TO APPEAL TO MANY.

Having undergone a comprehensive schedule of works during the current ownership, the property now lends itself to those searching for a turnkey home, allowing any new owner to simply move in with ease. The well-balanced accommodation benefits from comfortable room proportions throughout, as well as benefitting from a well-considered single storey extension which is currently utilised as a bedroom. The property welcomes with an entrance porch that opens into the bright hallway. From the hallway, a comfortable lounge sits to the front aspect of the ground floor benefitting from feature double doors leading into the dining room. The dining room enjoys ample natural light from the south facing rear aspect, and gives access to the rear garden via French doors. Also to the rear aspect sits a contemporary fitted kitchen, benefitting from ample worksurface space & storage, whilst the versatile extension lends itself to several uses, ranging from office use through to a playroom, completing the ground floor accommodation.

Upstairs, the property offers three bedrooms, two of which being spacious double rooms, with the third bedroom being a comfortable single. Finally, completing the internal offering is a modern three piece family bathroom with shower over bath.

Externally, the attractive south facing rear garden has been designed with low maintenance in mind. The rear garden is mainly laid with artificial turf, whilst benefitting from a decked area perfect for summer BBQ's, and a raised patio ideal for enjoying the last of the days sun. To the front aspect, the block paved driveway allows off-street parking for two vehicles comfortably.

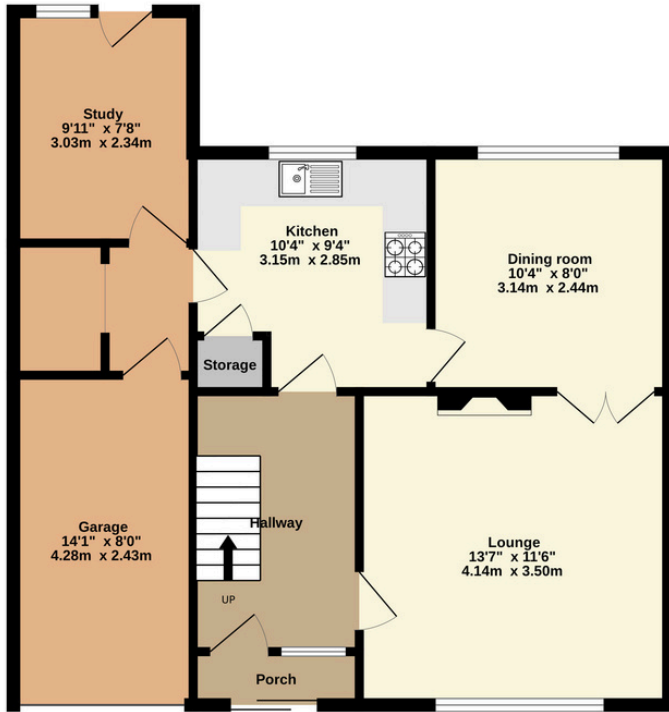
An attractive turnkey offering presenting an ideal opportunity for first-time buyers, growing families, or those looking to downsize, an early viewing comes highly recommended.



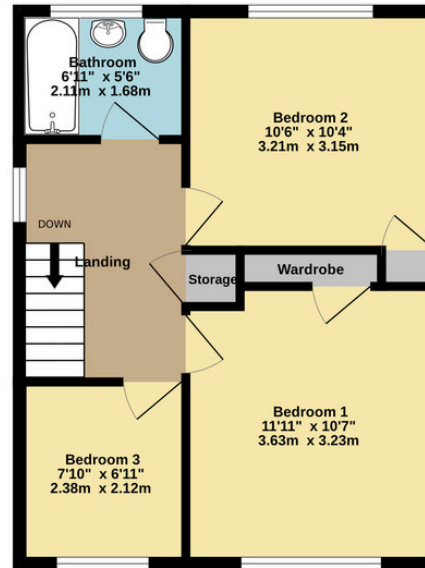




Ground Floor
714 sq.ft. (66.3 sq.m.) approx.



1st Floor
425 sq.ft. (39.5 sq.m.) approx.



Three Bedroom House

TOTAL FLOOR AREA : 1139 sq.ft. (105.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

14, Heath Rise BRISTOL BS30 8DD	Energy rating	Valid until:	26 October 2028
	D	Certificate number:	8991-3066-3129-4827-8083

Property type Semi-detached house

Total floor area 91 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

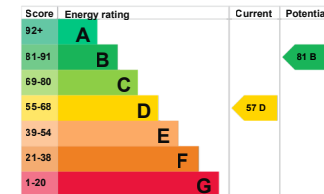
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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