



Two Acres Road, Hengrove

£230,000

- **Energy Rating - F**
- **NO ONWARD CHAIN**
- **Kitchen/Diner**
- **Ground Floor Cloakroom**

- **Three Bedroom Home**
- **Front & Rear Gardens**
- **Close To Local Amenities**
- **Spacious Lounge**

This three-bedroom residence, located in the heart of Hengrove, offers a wonderful opportunity for prospective homeowners. With its spacious layout and desirable features, it provides an inviting canvas for personalization and transformation into a dream home perfectly positioned for easy access to a range of local amenities, including shops, schools, bus routes, and the popular Hengrove Park, this home is ideal for families and professionals alike.

The ground floor accommodation briefly comprises: generously sized lounge opening to the rear garden, perfect for relaxation and entertainment. Catering to both casual meals and formal gatherings, the kitchen/diner, a vital hub of any home, offers functionality and potential for customization to suit individual tastes and needs. Additionally, there is a convenient ground floor cloakroom, providing ease of access for guests and residents alike.

Venturing to the first floor, you'll find two double bedrooms, along with an additional single bedroom and a family shower room.

The outdoor spaces are equally enticing, with both a front and rear garden offering opportunities for outdoor activities, gardening, or simply basking in the fresh air.

With NO ONWARD CHAIN, this property offers a streamlined purchasing process, allowing buyers to swiftly make it their own. Whether you're a first-time buyer, a growing family, or someone seeking a change of scenery, this residence holds promise and potential.

Living Room 14'0" x 7'5" (4.28 x 2.27)

Kitchen/Diner 18'2" x 9'4" (5.55 x 2.87)

Ground Floor Cloakroom

Bedroom One 16'3" max x 8'8" min (4.97 max x 2.65 min)

Bedroom Two 12'10" max x 9'7" max (3.93 max x 2.94 max)

Bedroom Three 9'4" x 6'6" (2.85 x 1.99)

Shower Room

Tenure Status - Freehold

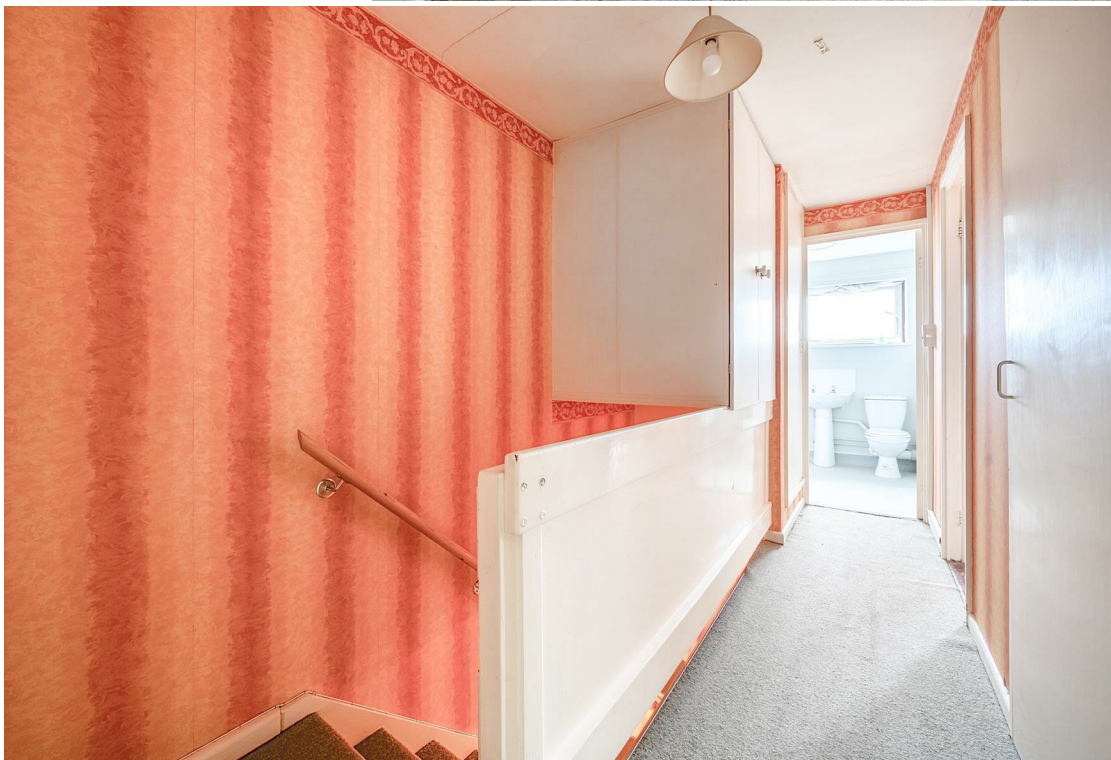
Council Tax Band - B







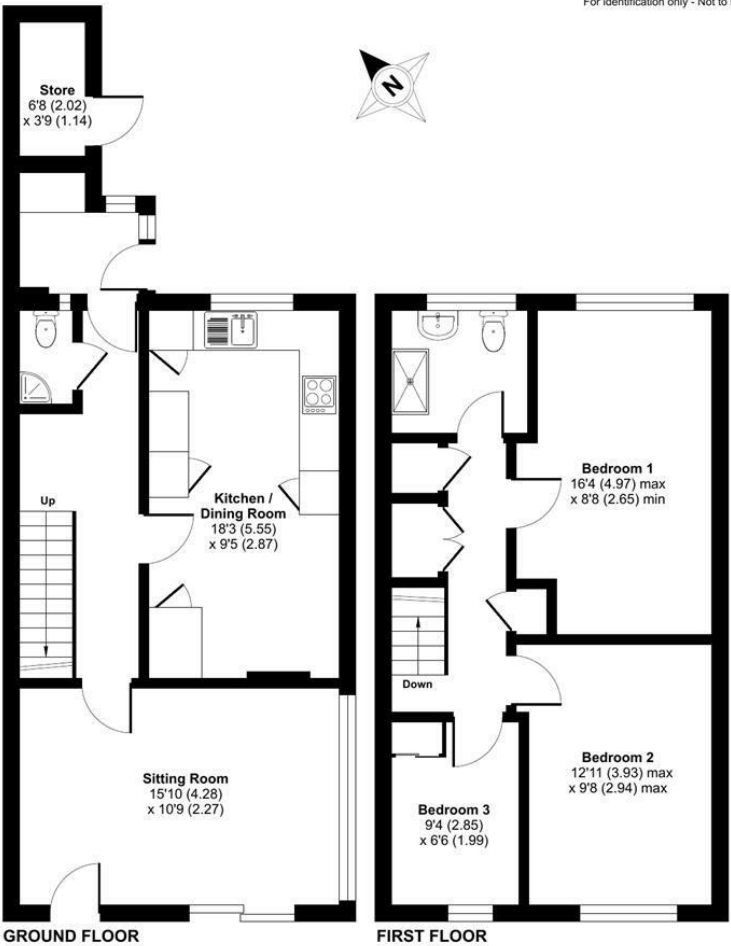






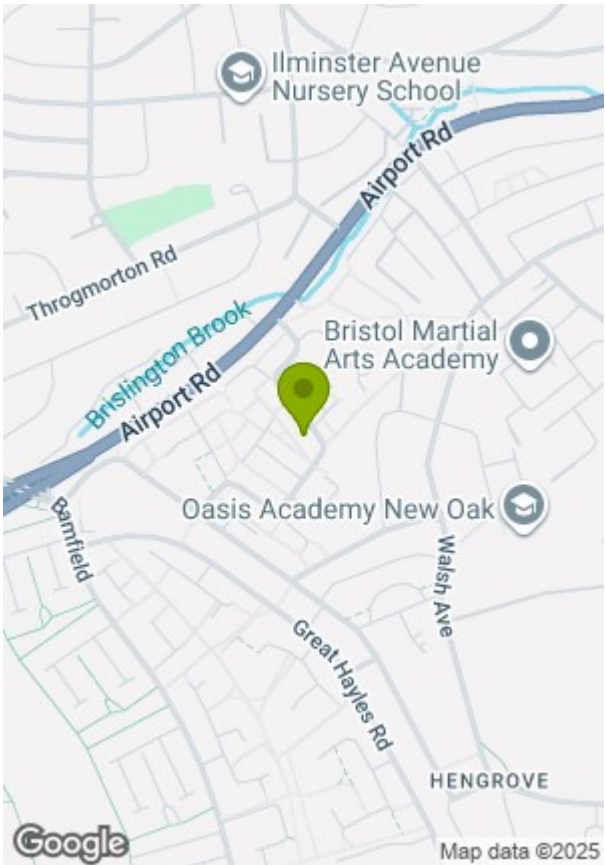
Two Acres Road, Bristol, BS14

Approximate Area = 965 sq ft / 89.6 sq m
Outbuilding = 22 sq ft / 2 sq m
Total = 987 sq ft / 91.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1346900

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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