



## 12 Rowberrow, Bristol, BS14 0AD

**£315,000**

This three-bedroom terraced house is offered for sale in immaculate condition in a sought-after area of Bristol, ideal for first-time buyers and families.

The property features a separate sitting room with a log-burning stove, providing a focal point for the main reception space. To the rear, an open-plan kitchen/diner with modern white high-gloss units, oak worktops and integrated appliances enjoys good natural light and incorporates a practical dining area. French doors open directly onto the rear garden.

Upstairs, there are three bedrooms, including two doubles and one single, together with a modern shower room. The home benefits from gas central heating and double glazing. An attractive aspect to the front overlooks the nearby airfield.

Externally, the rear garden has been designed for low maintenance, with an initial patio area leading to decking, all enclosed by fencing. There is an outside bar and a shed; the shed can be removed to create a

## Porch

### Kitchen / Diner

15'5" x 10'8" (4.72 x 3.27)



### Sitting Room

16'6" x 12'10" (5.05 x 3.92)



### First Floor Landing



### Bedroom One

12'10" x 9'5" (3.93 x 2.88)



### Bedroom Two

10'9" x 9'11" (3.30 x 3.03)



### Bedroom Three

9'10" x 6'10" (3.00 x 2.09)



### Shower Room

6'4" x 5'5" (1.94 x 1.67)



## Outside



## Driveway

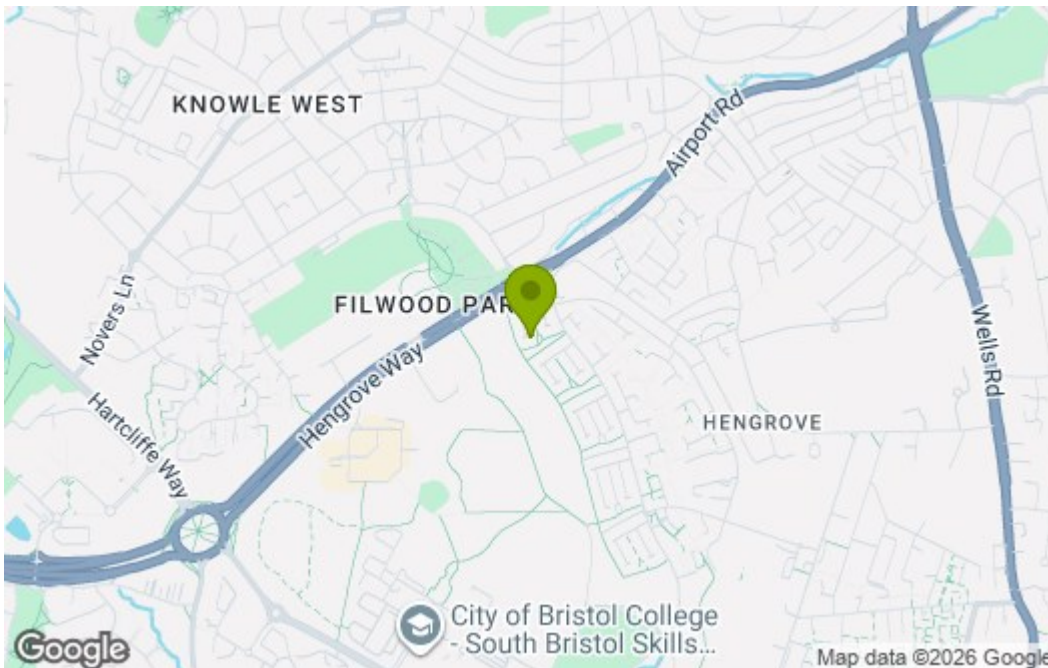


## Floor Plan



**12 Rowberrow, Bristol**

## Area Map



## Energy Efficiency Graph

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

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