



13 BATTSON ROAD
STOCKWOOD
BRISTOL
BS14 8SW
OFFERS OVER £365,000

POSITIONED IN A POPULAR RESIDENTIAL AREA, NEARBY OPEN GREEN SPACES & WITHIN EASY REACH OF A SELECTION OF LOCAL AMENITIES CAN BE FOUND THIS CONTEMPORARY THREE BEDROOM SEMI-DETACHED HOME.

Having undergone a comprehensive schedule of works during the current ownership, this stylish home allows any new owner to move in with ease, as well as benefitting from a versatile arrangement sure to appeal to many. Not only has the home been tastefully transformed to boast a contemporary open plan arrangement & updated decor throughout, the property also offers a recently installed gas combination boiler sure to install confidence in any new owner.

The property welcomes with an entrance porch, opening to the bright & sizeable ground floor offering, lending itself as the perfect entertaining space for hosting family parties or get togethers with friends. The modern arrangement comprises an open plan lounge/kitchen/diner, ideal for social gatherings, whilst the well-considered layout offers practical benefits to include bespoke fitted storage & a feature media wall. The recently installed statement kitchen benefits from ample worktop space & storage, as well as being fitted with an integrated fridge freeze, double oven & electric hob, whilst the roomy dining space is framed by sliding doors overlooking the rear garden. Not all style without substance though, this impressive home also benefits from practical aspects to include a cloakroom WC, utility area, and an additional versatile reception room, currently utilised as a studio space.

To the first floor, three bedrooms can be found, two of which being comfortable double bedrooms, and all three of the rooms benefitting from convenient fitted storage. Finally, completing the internal offering is a three piece bathroom, with shower over bath.

Externally, this attractive home continues to impress, benefitting from a generously sized south facing rear garden, presented with a large patio space perfect for summer BBQ's, and an area laid to lawn. Not only is the sunny south facing aspect a desirable trait, the rear garden also enjoys enviable privacy to the rear, with an established treeline acting as a welcomed backdrop. To the front aspect, the sizeable frontage offers a block paved driveway able to accommodate several vehicles, and an area laid to lawn.

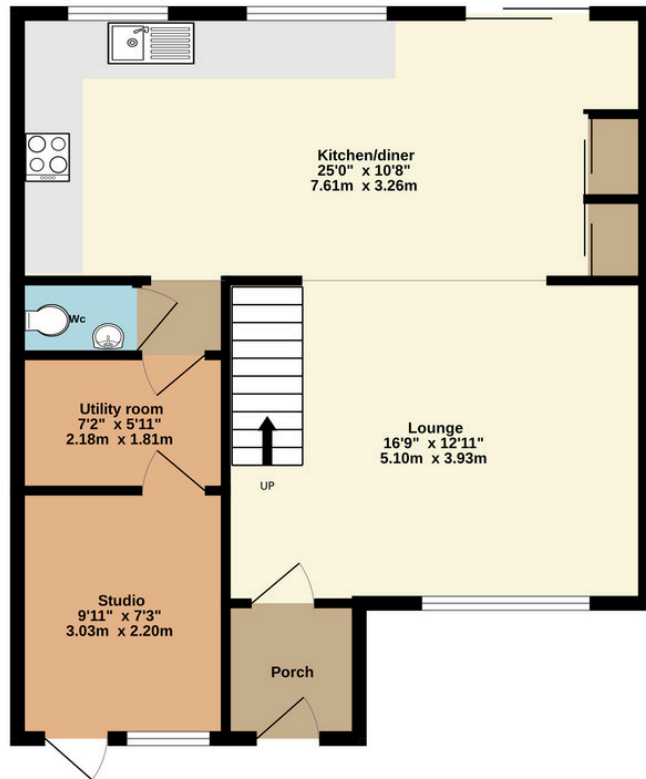
A premium of its kind, and offering the perfect blend of contemporary living with much need practicality, this attractive home simply has to be viewed.



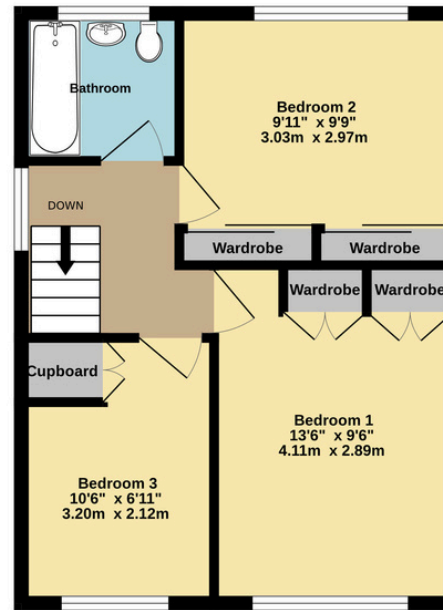




Ground Floor
663 sq.ft. (61.6 sq.m.) approx.



1st Floor
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 1068 sq.ft. (99.2 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)

13 Battison Road BRISTOL BS14 8SW	Energy rating D	Valid until: 17 May 2032
		Certificate number: 5832-5925-0100-0148-5296

Property type: Semi-detached house

Total floor area: 88 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>).

Energy rating and score

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

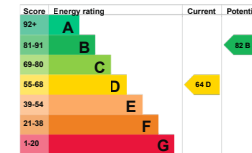
[See how to improve this property's energy efficiency.](#)

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

Properties get aratingfromA(best)toG (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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