



Regency Drive, Broomhill

£350,000

- Energy Rating - D
- Semi Detached
- Southerly Facing Rear Garden
- NO ONWARD CHAIN
- Upvc Double Glazing

- Three Bedroom Family Home
- Garage & Driveway
- Cul-De-Sac Location
- Gas Central Heating
- 23ft Extended Kitchen / Dining Room

**\*\*OFFERED WITH NO ONWARD CHAIN\*\***

This well-presented three-bedroom home offers over 800 sq ft of thoughtfully arranged accommodation, making it an excellent choice for first-time buyers, growing families or those looking to downsize without compromising on space.

The heart of the home is the impressive 23ft kitchen/dining room, stretching across the rear of the property and providing a fantastic social space for everyday family life as well as entertaining friends. With direct access to the southerly facing rear garden, it effortlessly extends outdoors during the warmer months, creating the perfect setting for summer BBQs and alfresco dining. To the front, the separate living room provides a comfortable retreat to relax and unwind at the end of the day.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a generous double, while the second bedroom also provides excellent space for guests or children. The third bedroom is ideal as a nursery, home office or dressing room, offering flexibility to suit a variety of lifestyles. Completing the first floor is the family bathroom.

Further benefits include an integral garage, providing valuable storage or potential for conversion (subject to the necessary permissions), as well as off-road parking.

Offering a practical layout, generous living space and a sought-after location, this is a home that is perfectly suited to modern family living and ready for its next chapter.

Kitchen-Diner 22'11" x 8'8" (7 x 2.65)

Living Room 13'1" x 10'9" (4 x 3.3)

Garage

Bedroom One 11'5" x 10'3" (3.48 x 3.14)

Bedroom Two 10'3" x 9'9" (3.13 x 2.98)

Bedroom Three 7'4" x 6'11" (2.25 x 2.11)

Bathroom 6'0" x 5'6" (1.84 x 1.7)

Tenure Status - Freehold

Council Tax - Band B





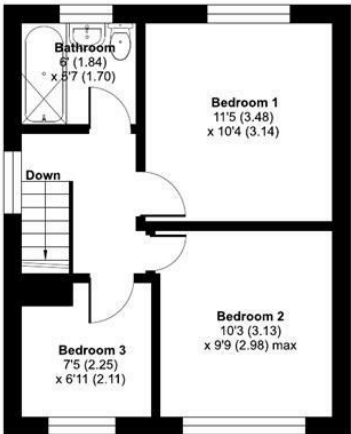




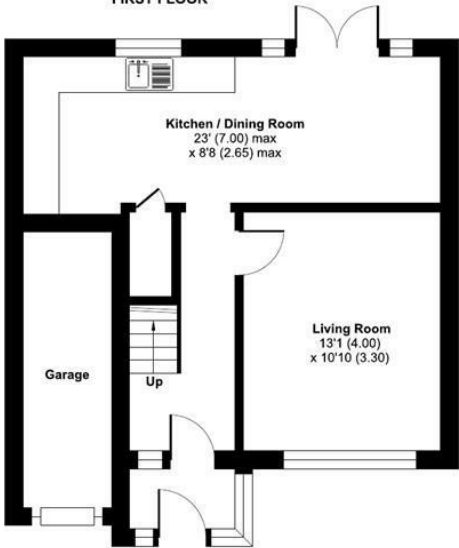
Regency Drive, Bristol, BS4

Approximate Area = 815 sq ft / 75.7 sq m (excludes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

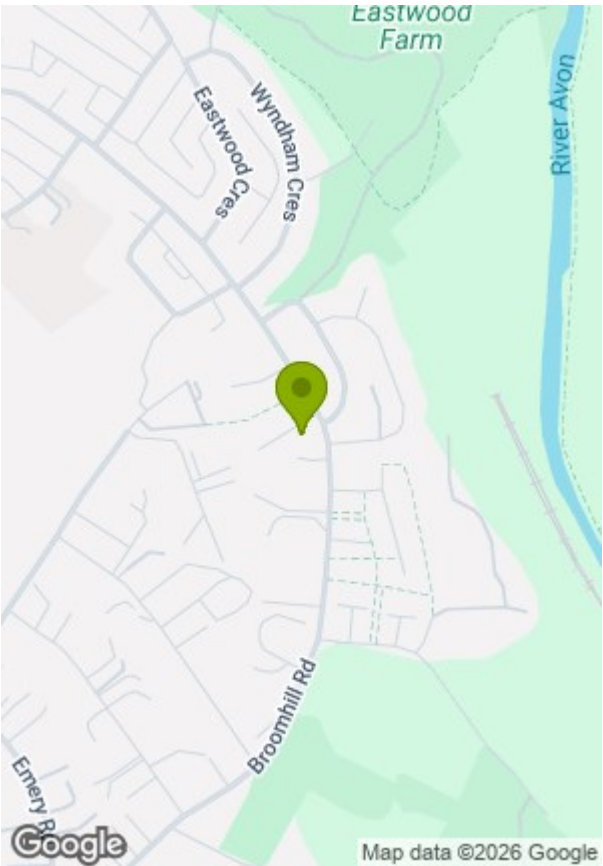


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), Produced for Greenwood's Property Centre. REF: 1498845

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

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

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