



87 Stockwood Road, Bristol, BS14 8JD

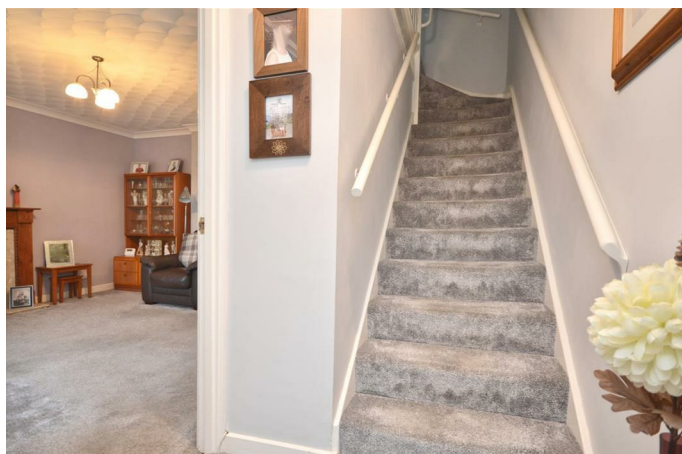
£365,000

This three-bedroom semi-detached house is offered for sale in the Stockwood area of Bristol and is neutrally decorated throughout. Ideal for first-time buyers and families, the property provides well-balanced accommodation with two reception rooms and an open-plan feel between the sitting and dining areas. There is a separate kitchen, a useful ground floor WC, and a dwarf-wall conservatory overlooking a well-maintained westerly facing rear garden.

The first floor offers three good-sized bedrooms, including two doubles and one large single. The property also benefits from a large utility space leading through to a substantial tandem garage, as well as a driveway providing off-street parking. The generous garden has been well cared for and offers an attractive outdoor space.

The house is close to local woods and a nature reserve, providing opportunities for walking and access to green space. Stockwood is served by a range of local amenities including shops, primary and secondary schools, and community facilities. Nearby parks and play areas add to its appeal for families.

Entrance Hall

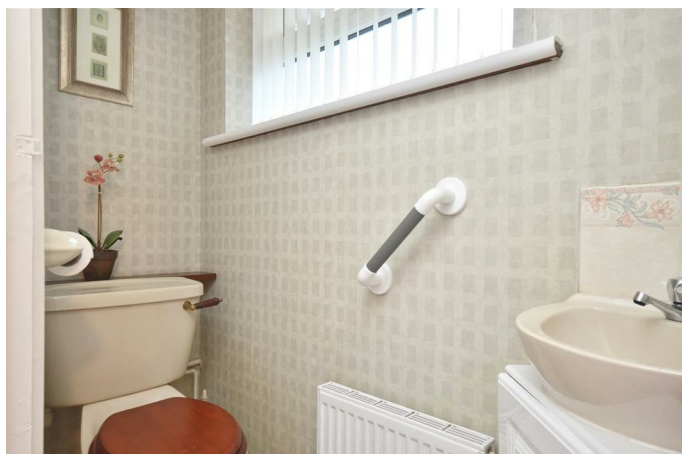


Dining Area

10'5" x 8'1" (3.18 x 2.47)



Ground Floor WC



Kitchen

10'7" x 8'5" (3.24 x 2.57)



Sitting Area

13'10" x 12'5" (4.24 x 3.79)



Conservatory

16'9" x 8'10" (5.12 x 2.71)



Utility Space



Bedroom Two

11'2" x 9'11" (3.41 x 3.04)



First Floor Landing



Bedroom Three

10'5" x 6'7" (3.19 x 2.03)



Bedroom One

13'5" x 9'10" (4.10 x 3.02)



Shower Room

6'7" x 6'3" (2.02 x 1.91)

Outside



Garage

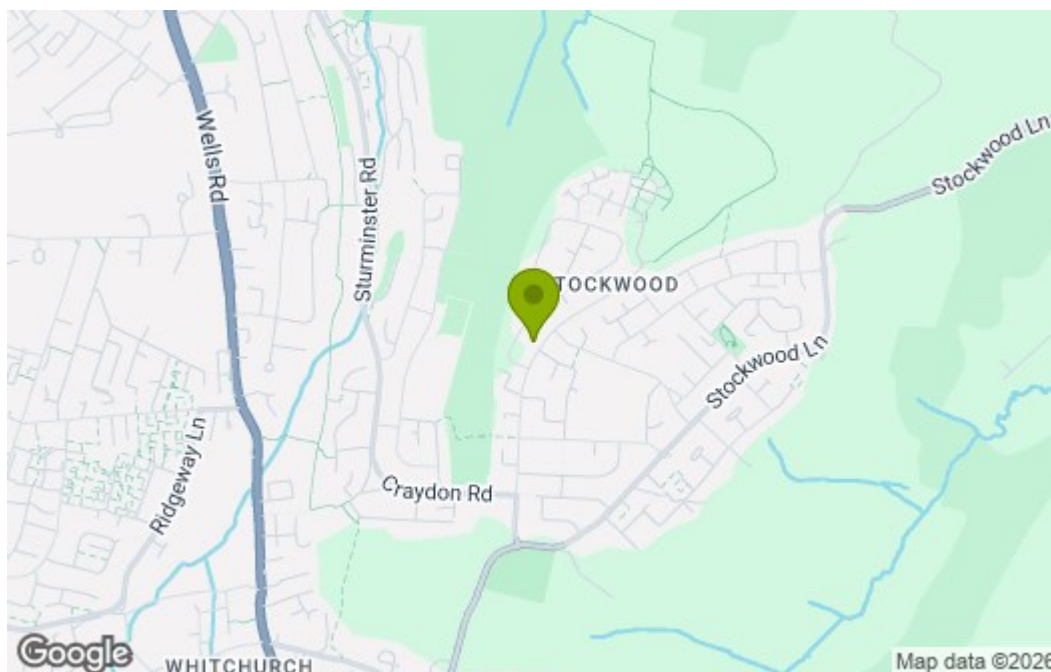
36'8" x 8'11" max (11.19 x 2.73 max)



Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		69	77
<p><i>Not energy efficient - higher running costs</i></p>			

England and Wales

EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.