



Rowacres, Bristol
, BS14 0AP

£310,000



Rowacres, Bristol

DESCRIPTION

A fantastic opportunity to acquire a well-positioned three-bedroom semi-detached home occupying a generous corner plot, with gardens to the front, side and rear, a garage, off-street parking and exciting potential to extend (STPP).

The ground floor comprises an entrance hall leading into a light and airy lounge to the front, which opens through to a separate dining room. Patio doors provide access to the generous enclosed rear garden, creating a lovely connection between the living and outside space. The kitchen is positioned to the rear and benefits from a door providing direct access to the garden.

Upstairs are three bedrooms, comprising two good-sized double bedrooms and a single bedroom, together with a family bathroom.

Externally, the property benefits from its desirable corner position, with gardens wrapping around the front, side and rear. The generous enclosed rear garden provides an excellent space for families, entertaining or relaxing, with convenient access via a side gate. To the side is a garage with off-street parking.

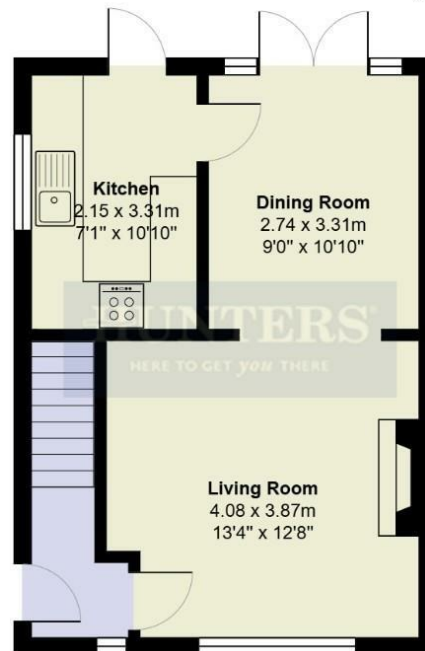
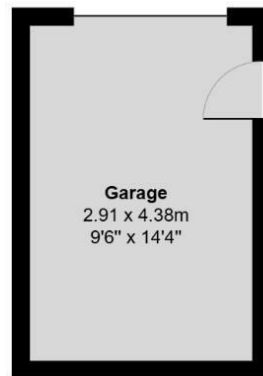
The generous plot also offers potential for further enlargement, subject to the necessary planning permission and consents, providing an exciting opportunity for the next owner to adapt the property to suit their needs.

Row Acres is a popular residential location within BS14, conveniently positioned for local amenities, schools, transport links and access to Bristol city centre and surrounding areas.

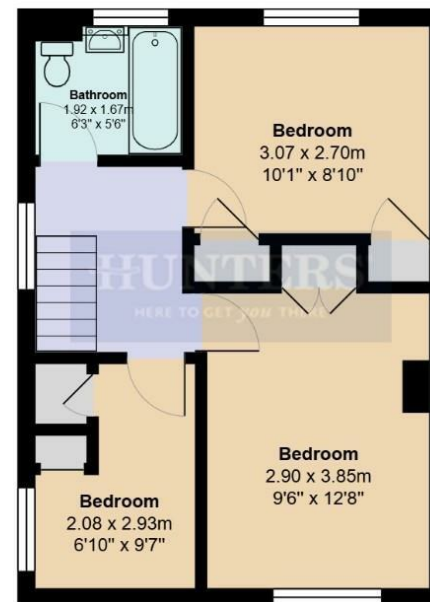
An ideal purchase for first-time buyers and families alike, offering well-proportioned accommodation, excellent outside space, parking, a garage and fantastic future potential. Early viewing is highly recommended.







Ground Floor

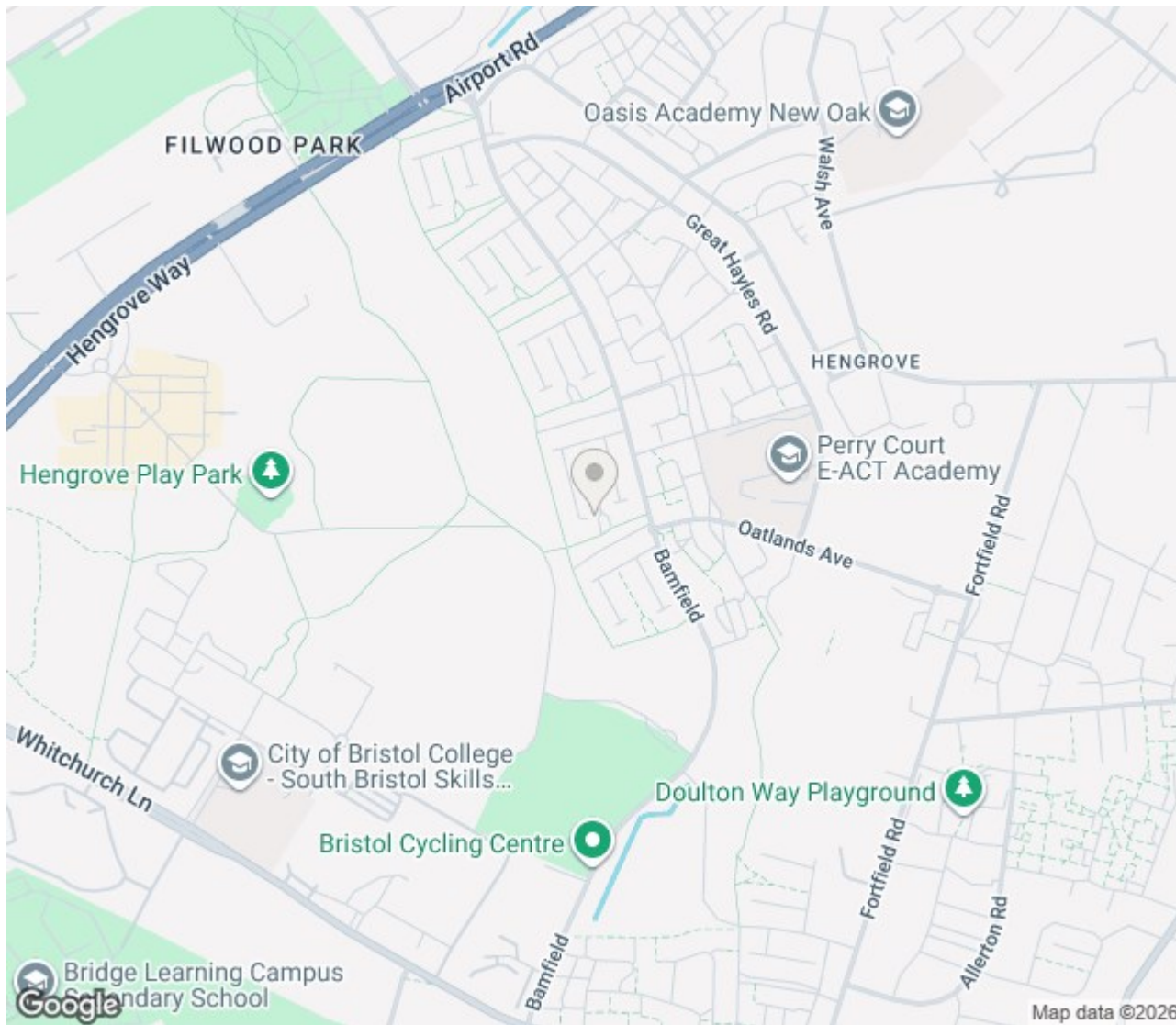


First Floor

Rowacres Bristol, BS14 0AP
Approximate Gross Internal Area 75.4 sq m / 812 sq ft
Total Area 88.1 sq m / 849 sq ft







Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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 	

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.