



Hengrove Lane, Bristol

, BS14 9DW

£415,000



Hengrove Lane, Bristol

DESCRIPTION

This immaculate extended three-bedroom end of terrace home is offered for sale in Hengrove, Bristol. Well situated for families, the property provides two reception rooms, a modern kitchen, a utility room and ground floor W/C, together with front and rear gardens and off-street parking to the rear.

To the front, a light and airy lounge offers a cosy reception room. To the rear, an open-plan living area forms the heart of the home, opening through to the kitchen and featuring bi-fold doors providing direct access to the garden. The modern kitchen includes access to a handy utility room and ground floor W/C, supporting day-to-day family living and entertaining.

Upstairs, the property offers three bedrooms. Bedroom one is a double set to the rear. A further bedroom is positioned to the front, while the third bedroom benefits from windows to both the front and rear, enhancing natural light. The accommodation is completed by a modern family bathroom with heated towel rail.

Externally, the house enjoys both front and rear gardens, with off-street parking available to the rear.

Hengrove Lane places you within reach of local amenities at Hengrove and along Wells Road, including everyday shops, supermarkets and cafés. Nearby schooling options are available in the surrounding area, making this location well suited to families.

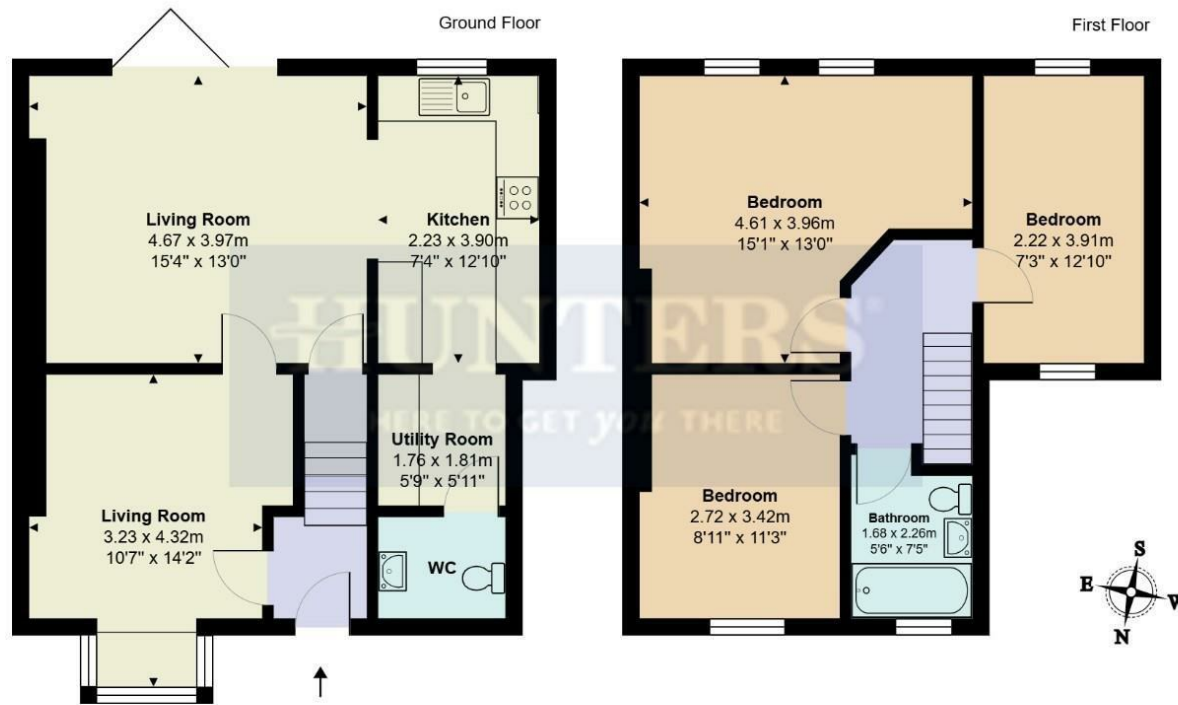
Public transport links are convenient, with regular bus services running along Hengrove Lane and into Bristol city centre, with typical journey times of around 25–30 minutes. Bristol Temple Meads station is accessible by bus or car, providing rail connections towards London, Cardiff and the wider region. Hengrove Park and local green spaces are also within easy reach for leisure and recreation.



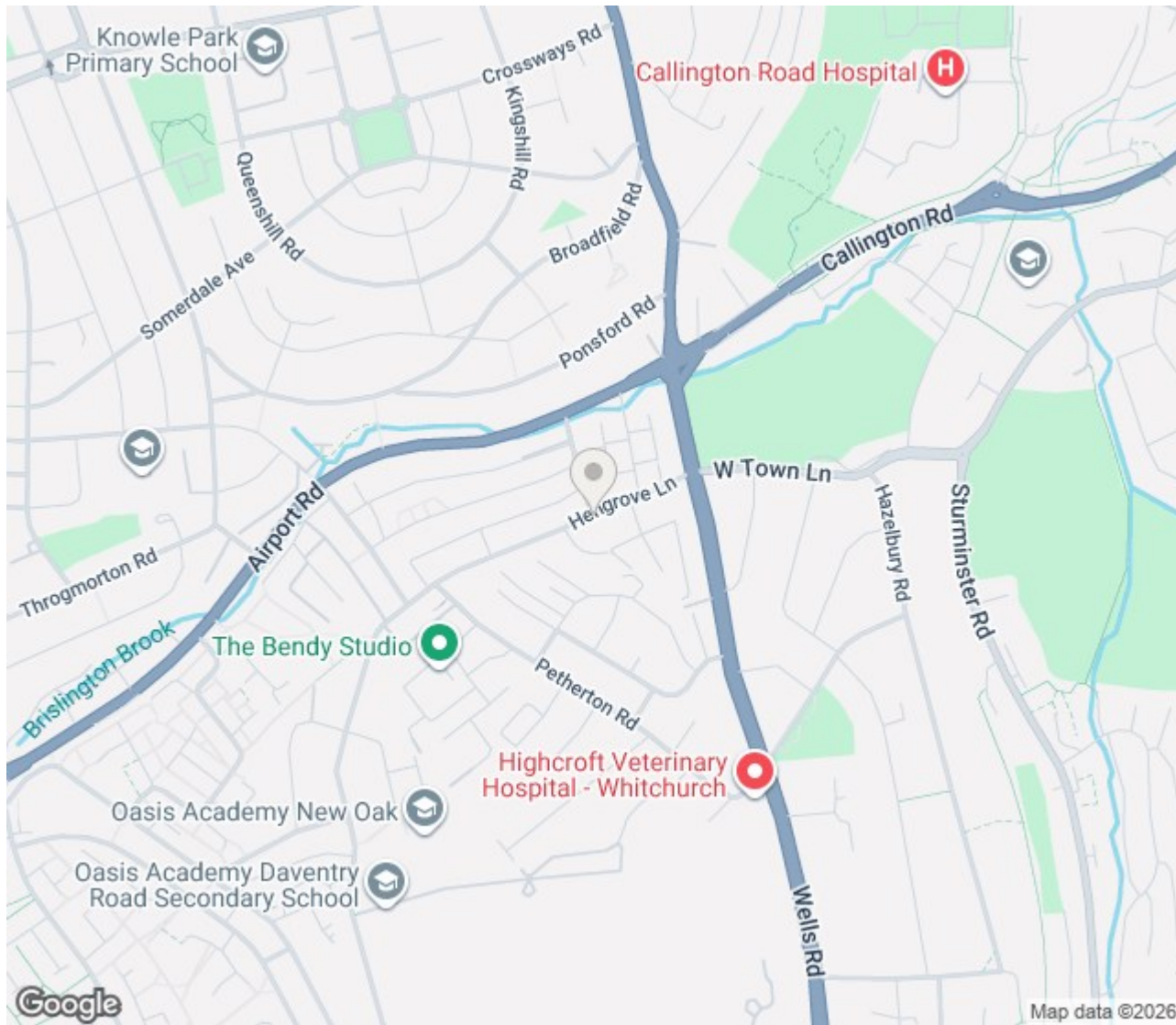


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Approximate Gross Internal Area 96.6 sq m / 1039 sq ft







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com

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