

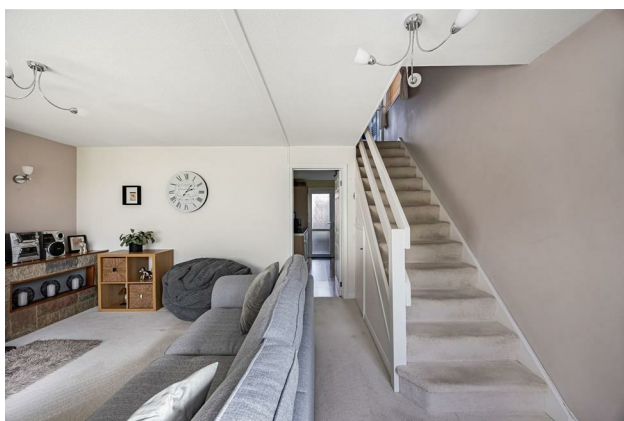
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29 Rowacres, Bristol, BS14 0AP

Asking Price £300,000

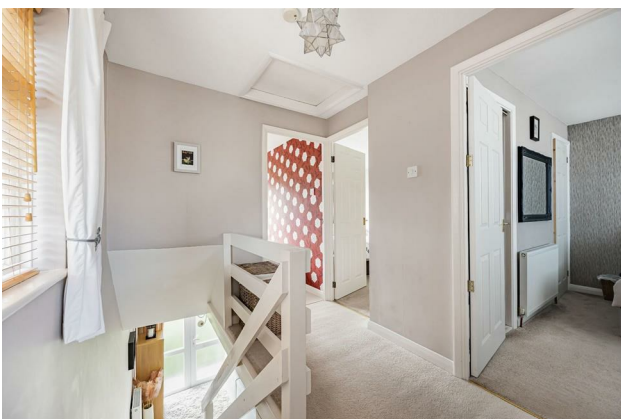
Property Images



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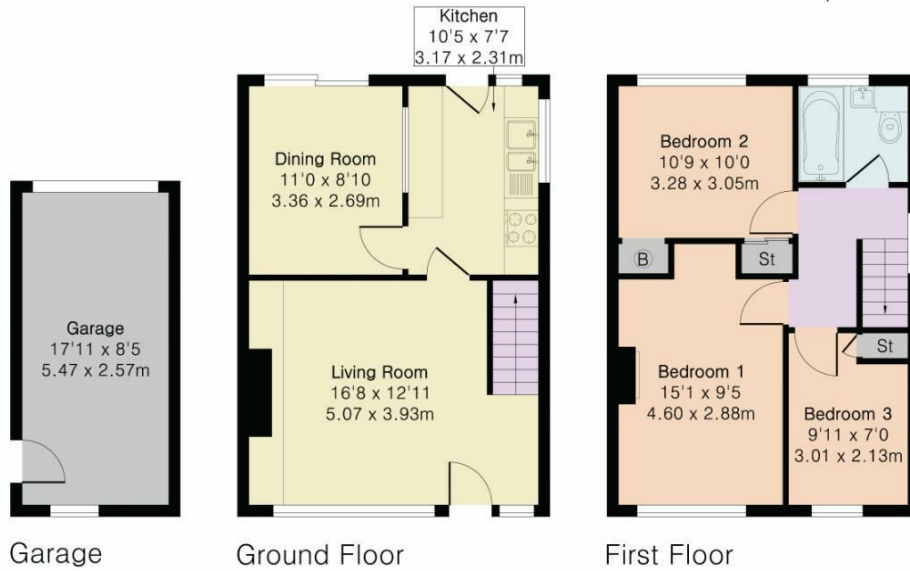


**Approximate Gross Internal Area 800 sq ft - 74 sq m
(Excluding Garage)**

Ground Floor Area 400 sq ft – 37 sq m

First Floor Area 400 sq ft – 37 sq m

Garage Area 151 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | 75 | |
| (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 | |

Map



Details

Type: House Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Presenting a well-maintained three-bedroom semi-detached house, this desirable property is an excellent opportunity for first time buyers, investors, or families seeking a comfortable and convenient home. Set in a sought-after location, the residence benefits from excellent public transport links, reputable nearby schools, local amenities, and easy access to green spaces and nearby parks—making it ideal for family living.

Upon entering, the property offers two separate reception rooms. The first reception room is perfect for relaxation and features a charming fireplace, adding a touch of character and comfort. The second reception room serves as a dedicated dining area, providing an inviting space for meals and entertaining guests.

The accommodation comprises two spacious double bedrooms and a well-proportioned single bedroom, ensuring flexibility for family members, guests, or those seeking a home office. A well-appointed bathroom completes the arrangement, providing essential functionality in a modern layout.

Externally, this home enjoys the advantage of a private garden, offering a tranquil outdoor space for leisure or gardening activities. Parking to the rear for added convenience, complemented by a single garage, ideal for secure vehicle storage or additional utility purposes.

With a good overall condition, EPC rating C for energy efficiency, and council tax band C, this property combines practicality and comfort in a prime Bristol location. Viewing is highly recommended to fully appreciate the accommodation on offer.

Features

- Semi Detached • Three Bedrooms • No Onward Chain • Access To Green Space • Garage • Parking