



**Hengrove Lane, Bristol**

, BS14 9DH

**£325,000**



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# Hengrove Lane, Bristol

## DESCRIPTION

Situated in a popular residential location on Hengrove Lane, this three-bedroom semi-detached home offers fantastic potential for a buyer to put their own stamp on it and create a wonderful family home. The property benefits from off-street parking, a garage, and an enclosed rear garden.

Internally, the accommodation comprises an entrance hallway leading to the kitchen at the rear of the property, which also provides side access to the garden, alongside a spacious lounge/diner with sliding patio doors opening onto the rear garden.

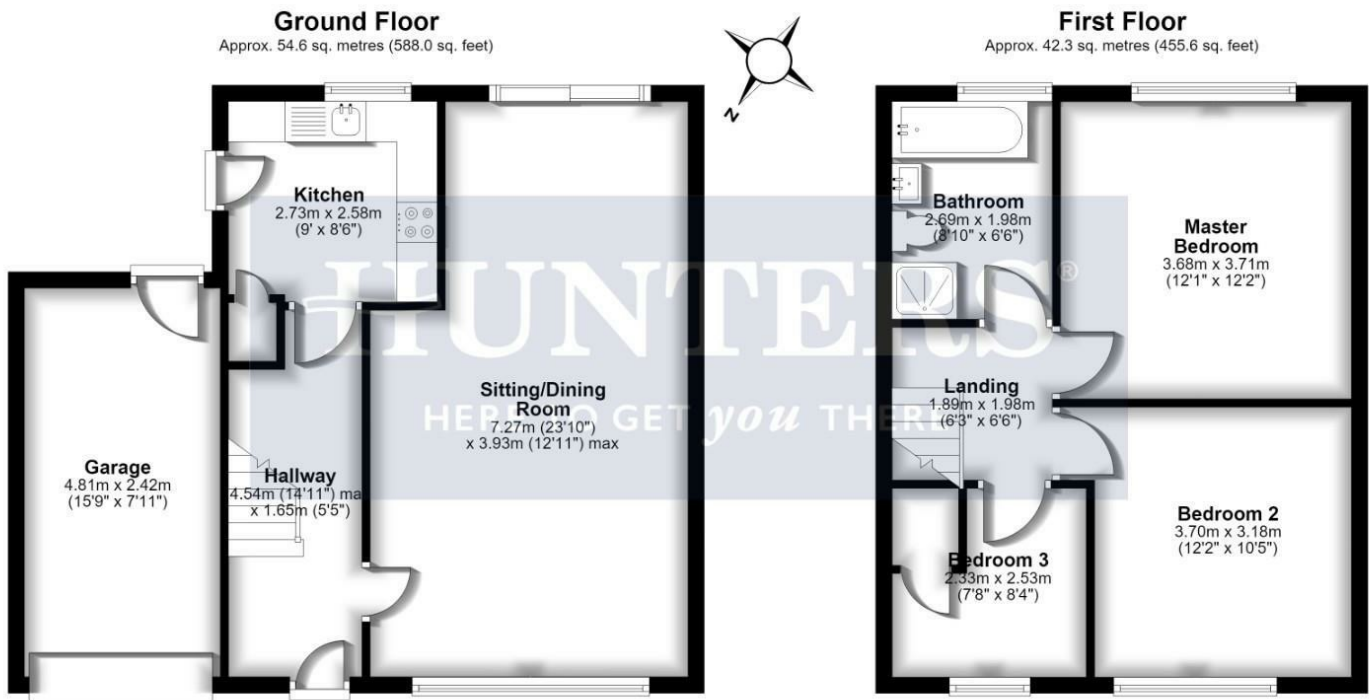
Upstairs, there are three well-proportioned bedrooms and a family bathroom fitted with both a bath and separate shower.

The property is conveniently located close to local shops, schools, and amenities, with excellent transport links providing easy access into Bristol City Centre and surrounding areas. Nearby green spaces and parks also make this an ideal location for families and those looking to enjoy outdoor living.

Offered to the market with no onward chain, this property presents an excellent opportunity for first-time buyers, families, or investors alike.

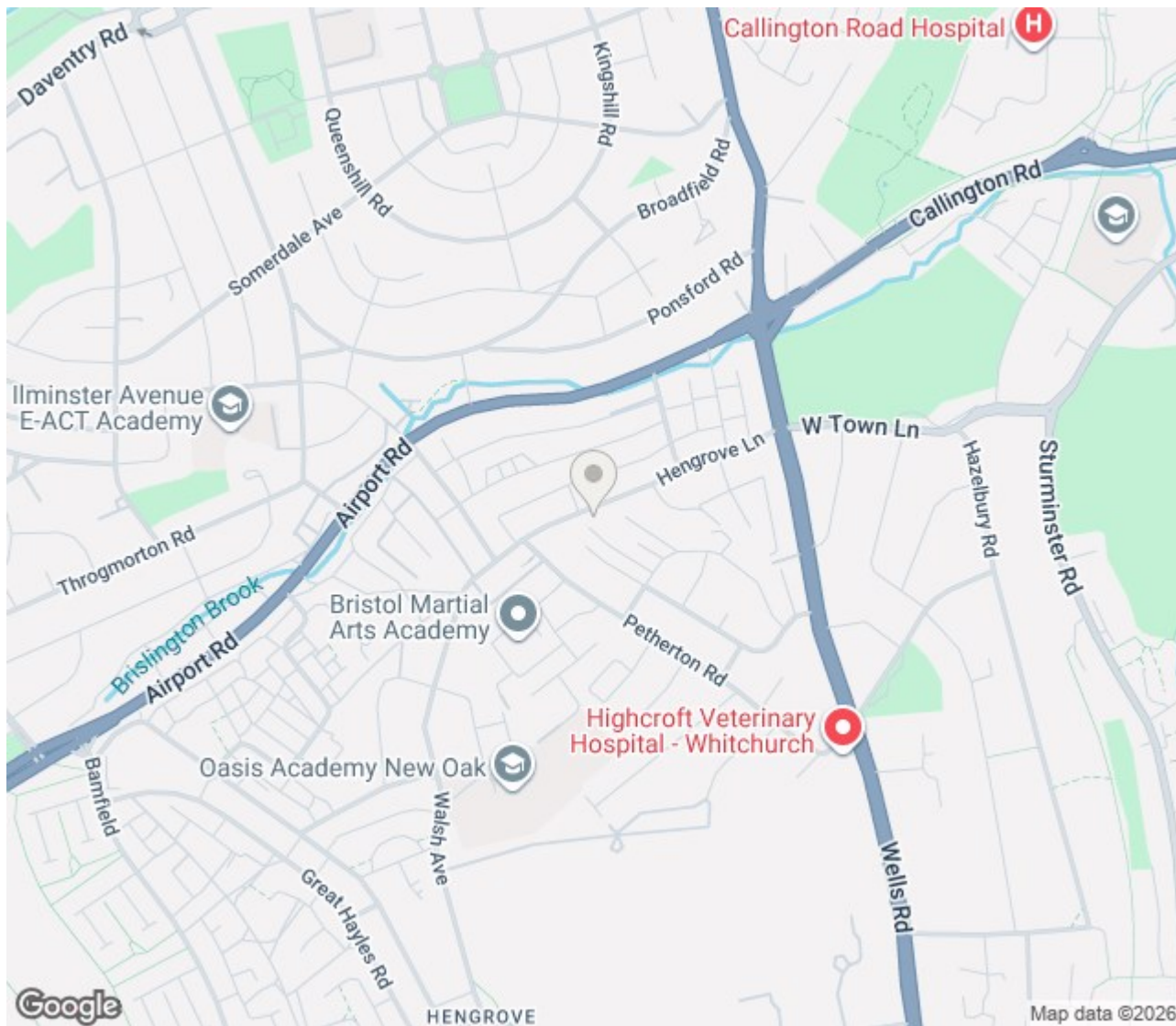







Total area: approx. 96.9 sq. metres (1043.6 sq. feet)





## ENERGY PERFORMANCE CERTIFICATE

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

### 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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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.