



**Hengrove Lane, Bristol**

, BS14 9DQ

**£325,000**



# Hengrove Lane, Bristol

## DESCRIPTION

For sale is this immaculate semi-detached home ideally suited for first-time buyers, this property offers a contemporary lifestyle with excellent access to public transport links, nearby schools, and local amenities, ensuring both convenience and comfort.

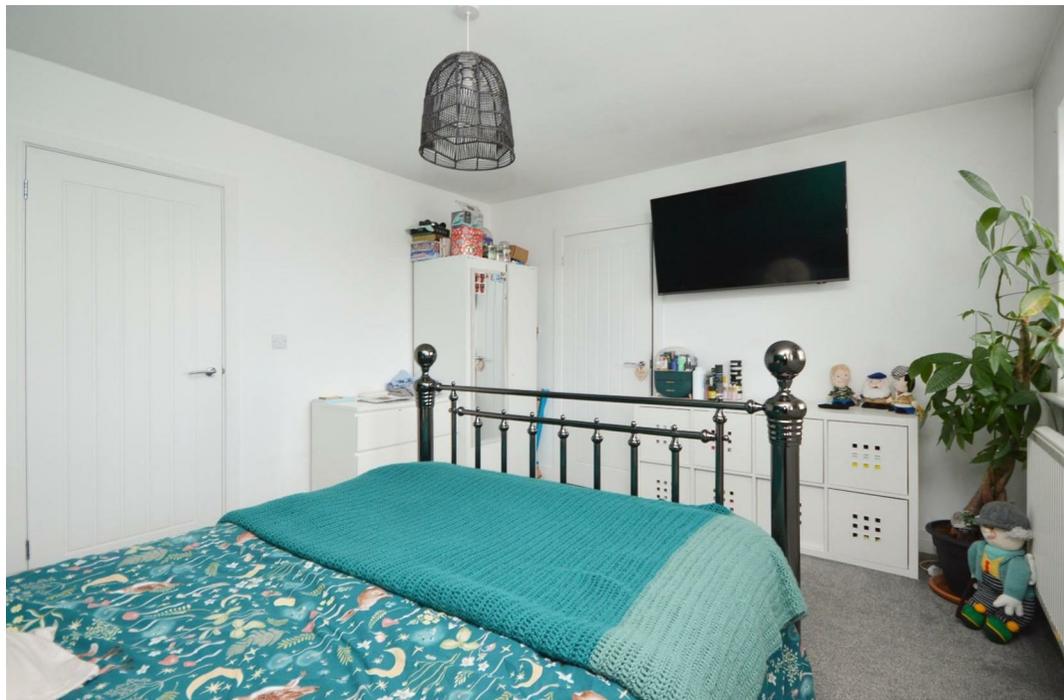
Welcoming you into the home, the entrance hallway grants access to a handy ground floor W/C. The modern layout flows effortlessly into a stunning open-plan area, which includes a stylish kitchen positioned to the front, complete with a dining area—perfect for entertaining. The spacious, light, and airy lounge is designed with bifold doors, inviting natural light and providing direct access to a generous enclosed garden, making it an ideal setting for relaxing or hosting guests.

Upstairs, there are two well-proportioned bedrooms. The main bedroom is a bright and accommodating double, while the second bedroom is of good size, ideal for families or as a versatile guest room or office. The modern bathroom benefits from a separate shower, offering both style and practicality.

Sustainability and modern living are evident, with the inclusion of solar panels helping to reduce running costs. Further benefits include off-street parking for at least two vehicles, providing peace of mind for homeowners and guests alike.

With no onward chain, this property is ready for immediate occupation, offering the perfect balance of contemporary living spaces and essential features in a desirable location. Call the office today to arrange a viewing appointment!





### Ground Floor

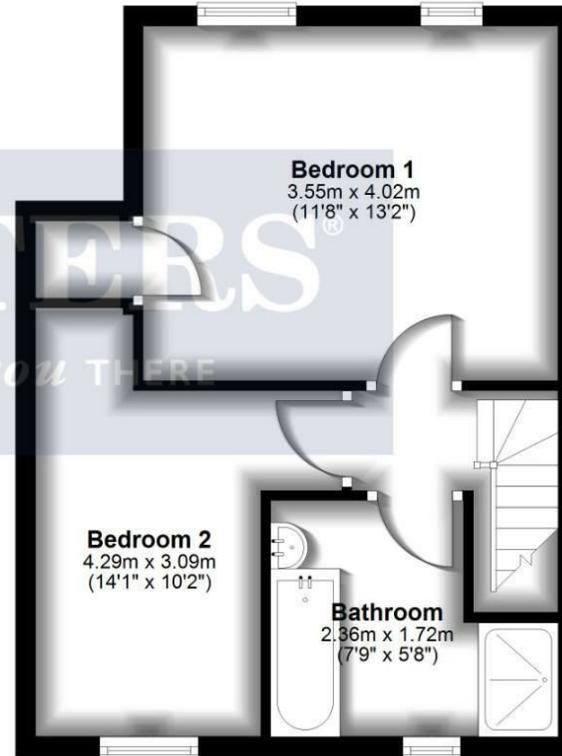
Approx. 35.0 sq. metres (376.3 sq. feet)



**Open Plan Living**  
7.11m x 5.27m  
(23'4" x 17'3")

### First Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



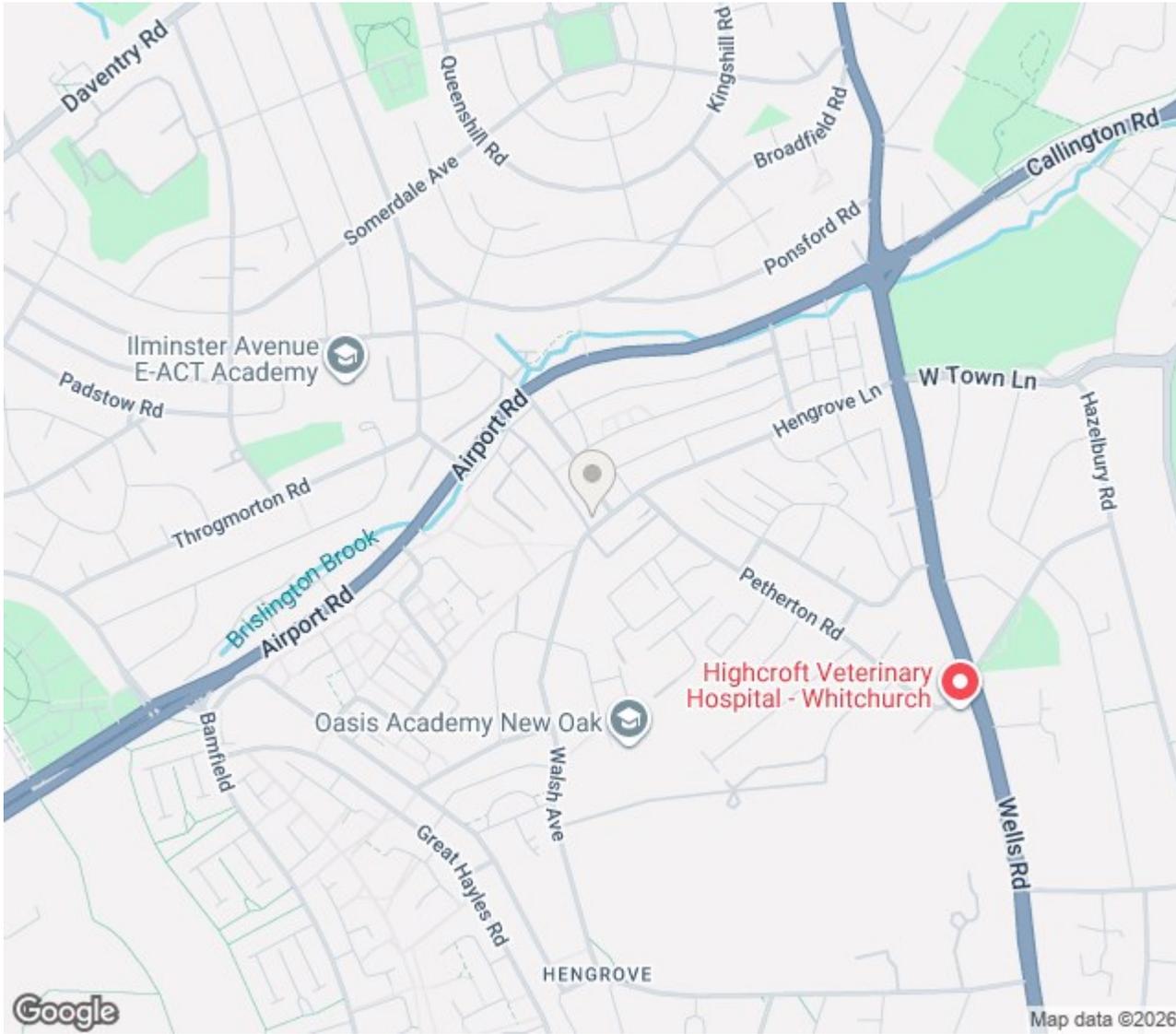
**Bedroom 1**  
3.55m x 4.02m  
(11'8" x 13'2")

**Bedroom 2**  
4.29m x 3.09m  
(14'1" x 10'2")

**Bathroom**  
2.36m x 1.72m  
(7'9" x 5'8")

Total area: approx. 69.2 sq. metres (745.4 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>	<b>90</b>	<b>91</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 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](mailto:whitchurch@hunters.com)**





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.