



## 39 Stockwood Road, Bristol, BS14 8HU

**£350,000**

This immaculate three-bedroom end of terrace house is offered for sale in the popular residential area of Stockwood, Bristol. A brand new build, it combines efficient modern living with convenient access to local amenities and green spaces.

The ground floor comprises a separate sitting room and a stunning open-plan kitchen/diner with wood countertops, built-in appliances and designated dining space. French doors open onto a west-facing, low-maintenance rear garden with rear pedestrian access. There is also a ground floor WC and a useful utility cupboard. Upstairs are two double bedrooms and a single bedroom, together with a beautifully finished family bathroom. All the practicalities of a new build are in place, including an air source heat pump.

Externally, the property benefits from a driveway providing off-street parking and an EV charging point.

## Hallway

### Sitting Room

12'0" x 10'3" (3.68 x 3.14)



### Kitchen / Diner

19'0" x 9'5" (5.80 x 2.88)



### Ground Floor WC



## First Floor Landing



### Bedroom One

11'9" x 9'5" (3.59 x 2.88)



### Bedroom Two

11'9" x 10'2" (3.59 x 3.12)



### Bedroom Three

8'7" x 6'11" (2.64 x 2.11)

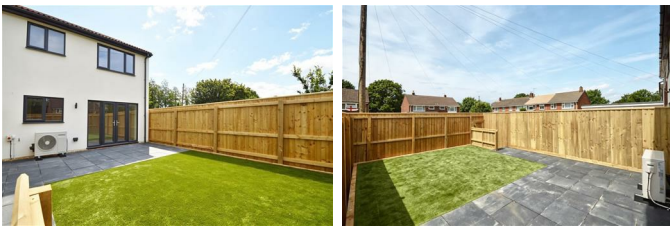


### Bathroom

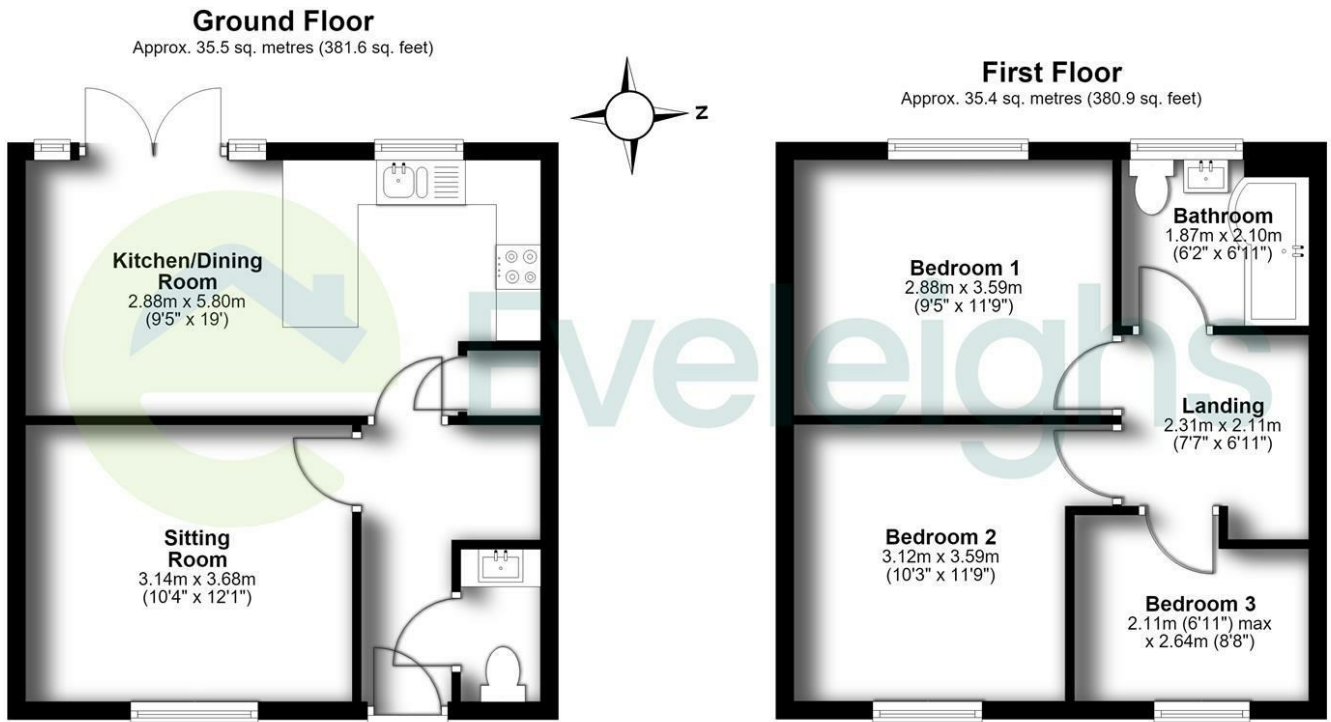
6'1" (1.87)



### Outside

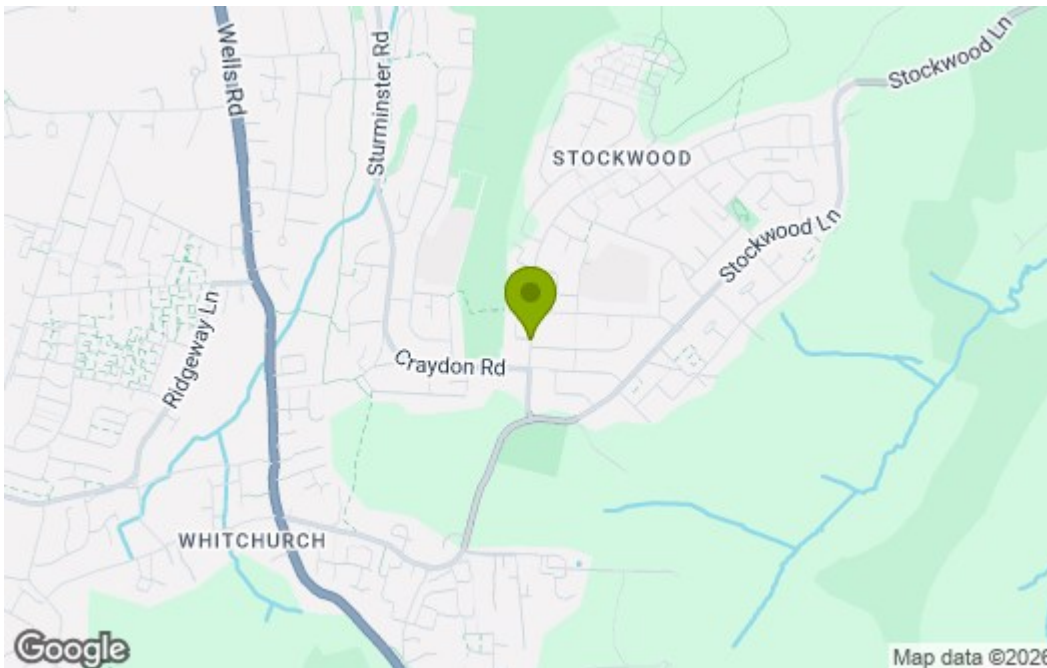


## Floor Plan



Total area: approx. 70.8 sq. metres (762.5 sq. feet)  
**39 Stockwood Road, Bristol**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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