Eveleighs

info@eveleighs.com
www.eveleighs.com









8 Rowacres, Bristol, BS14 0AP

£285,000

Three Bedroom Semi-Detached Home With Garden, Garage And Parking

Situated within the popular BS14 area of Bristol, this three-bedroom semi-detached home offers well-proportioned accommodation, excellent outside space and exciting potential for modernisation. An ideal opportunity for first-time buyers, families or those looking to create a home to their own taste.

The ground floor comprises a welcoming sitting room and a spacious kitchen/diner, providing practical living and entertaining space. To the rear, a conservatory offers additional versatile accommodation overlooking the garden.

On the first floor are three bedrooms and a family bathroom. There is also a loft room, currently suitable for storage purposes only.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

01275 409088

Porch

Sitting Room
13'5" x 10'4" (4.09 x 3.17)



Kitchen / Diner
16'10" x 10'8" (5.14 x 3.27)





Conservatory
14'11" max x 11'8" max (4.57 max x 3.58 max)



First Floor Landing



Bedroom One
13'5" x 9'2" (4.09 x 2.80)



Bedroom Two
9'10" x 8'9" (3.01 x 2.68)



Bedroom Three
10'0" x 6'11" (3.07 x 2.13)





Bathroom
6'5" x 5'6" (1.97 x 1.70)



Garage & Parking



Garden

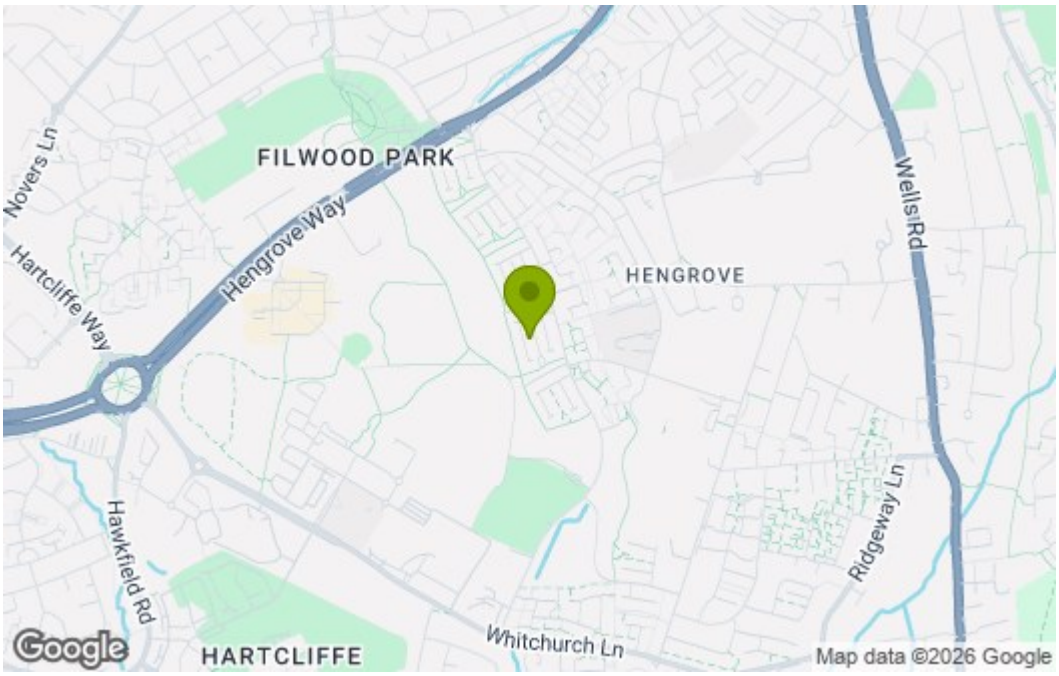
Floor Plan



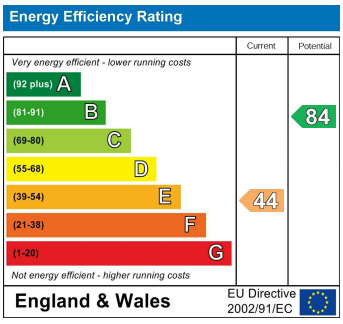
Total area: approx. 122.0 sq. metres (1313.2 sq. feet)

8 Rowacres

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.