



## Imbercourt Close, Hengrove

Bristol, BS14 9DJ

£350,000



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# Imbercourt Close, Hengrove

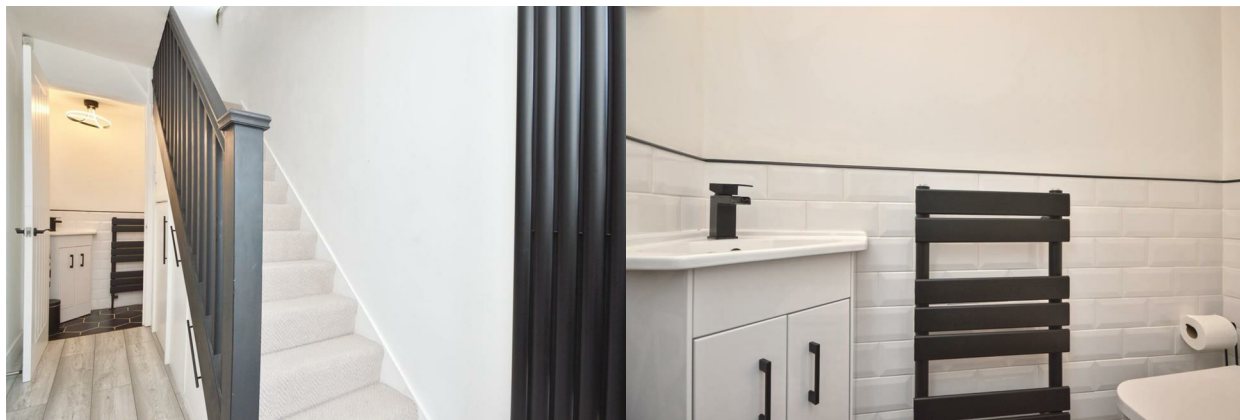
## DESCRIPTION

This immaculate three-bedroom semi-detached house is for sale in a quiet cul-de-sac in Hengrove, Bristol, offering an appealing option for first-time buyers and families. The ground floor comprises an entrance hall, a light and airy lounge with access to a modern kitchen/diner. The kitchen enjoys good natural light, modern units and patio doors opening directly onto an enclosed rear garden, providing a practical space for outdoor dining and play. A convenient ground floor W/C adds to the functionality of the layout.

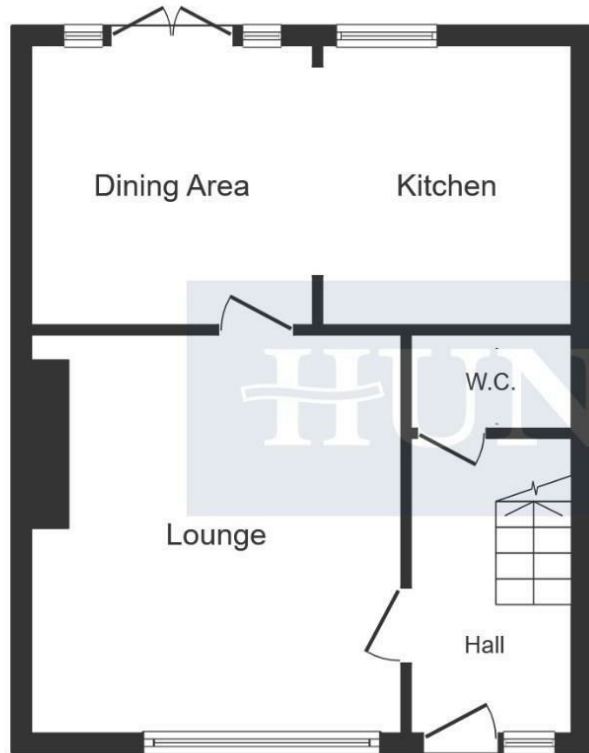
Upstairs are two double bedrooms and a further bedroom, together with a modern bathroom fitted with both bath and separate shower. The property benefits from off-street parking on a block-paved driveway and a garage with power and electricity, offering useful storage or hobby space.

Hengrove is well served by local amenities, including supermarkets, everyday shops and leisure facilities at Hengrove Leisure Park. Nearby green spaces such as Hengrove Mounds and local playing fields provide opportunities for walking and recreation. Families are well catered for with a choice of nearby schools.

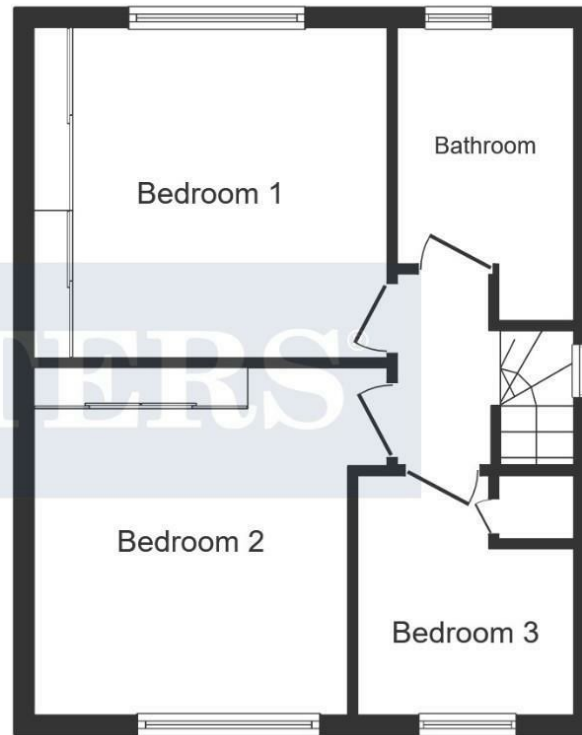
Public transport links are accessible, with regular bus services into Bristol city centre, typically around 20–30 minutes depending on route and traffic. Bristol Temple Meads railway station, reachable by car in around 15–20 minutes, offers train services to London Paddington (from approximately 1 hour 40 minutes) and other major cities. The location also provides convenient road access towards the A37 and the wider Bristol network, making this a practical base for commuting.







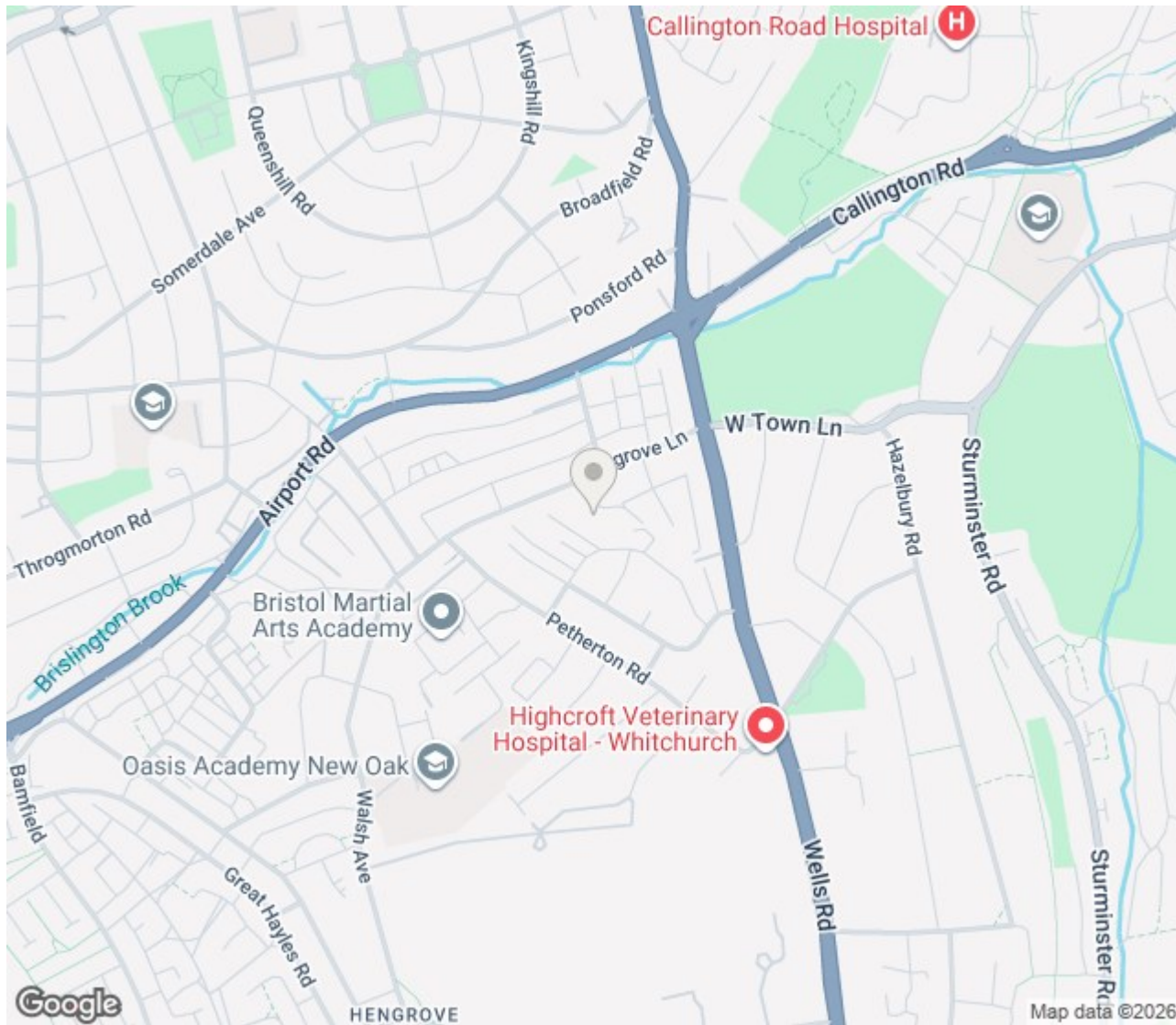
Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





## 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>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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.

**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.