



**Petherton Gardens, Bristol**

, BS14 9BT

**£340,000**



# Petherton Gardens, Bristol

## DESCRIPTION

This extended three-bedroom semi-detached bungalow is for sale in a residential area of Bristol, offering accommodation that needs modernising.

The ground floor comprises an entrance hallway providing access to both front bedrooms, the lounge/diner, bathroom and separate kitchen. The lounge/diner features a staircase to the first floor, access to the kitchen and patio doors opening to the enclosed rear garden. The kitchen is separate with a side door providing additional access. The extended layout includes a third bedroom in the loft, with access to a dressing area, a W/C off the dressing room, and a large storage cupboard.

Externally, the property benefits from off-street parking, a garage and an enclosed rear garden.

The house is located in Bristol's BS14 area, within reach of local amenities including shops, supermarkets and cafés in the surrounding neighbourhoods such as Hengrove and Whitchurch. Nearby schools serve the local community, making the location practical for families.

Public transport links are available via local bus services connecting to Bristol city centre. Bristol Temple Meads station can be reached by bus or car, providing rail services to Bath in around 15 minutes and London Paddington in approximately 1 hour 40 minutes. Local parks and open spaces in the wider area offer options for walking and leisure. The property is offered for sale with no onward chain.





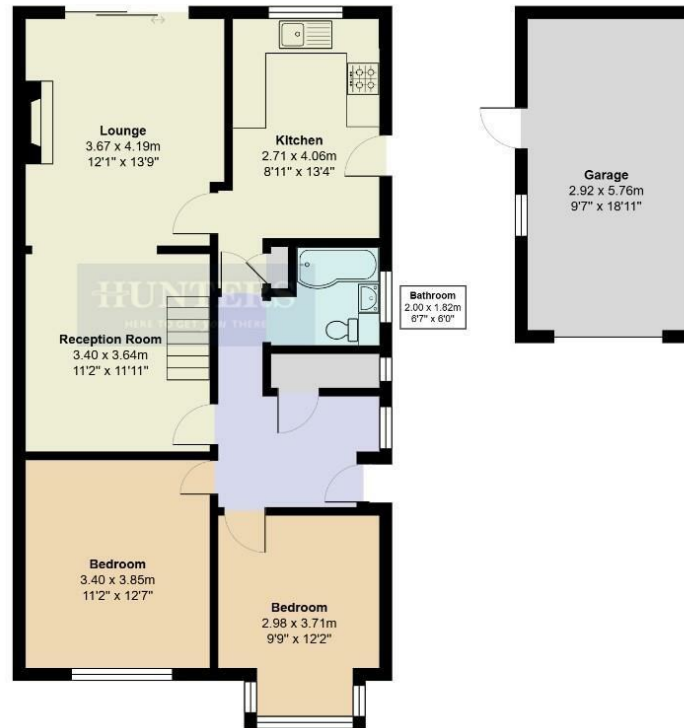
**Petherton Gardens, BS14**

Approximate Gross Internal Area 125.6 sq m / 1351 sq ft

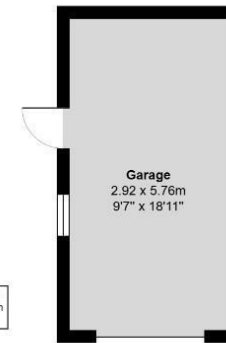
Total Area 142.4 sq m / 1533 sq ft



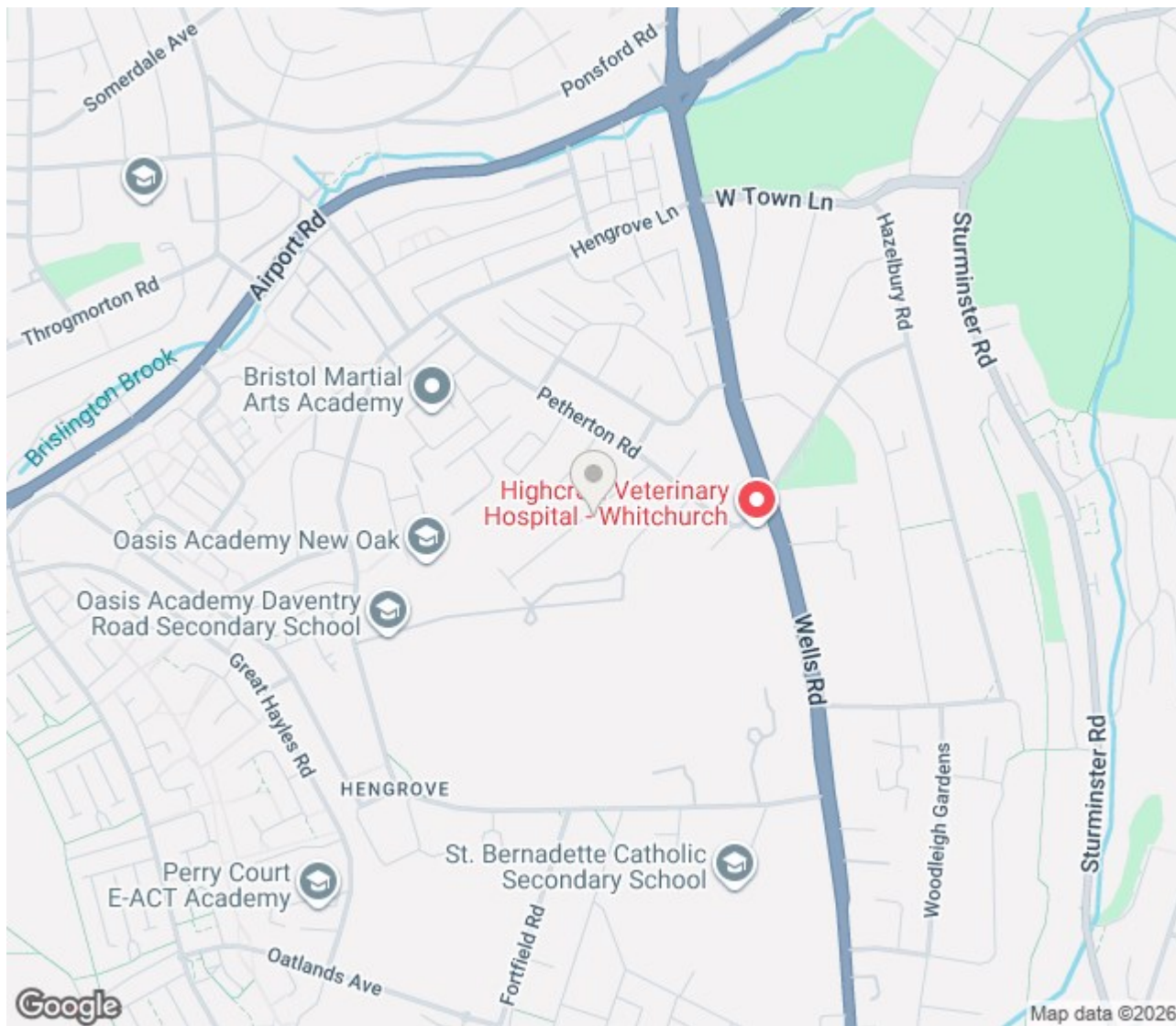
**First Floor**




**Ground Floor**







## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very 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	

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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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