



30 Airport Road
Hengrove, Bristol, BS14 9TA
Asking Price £319,995



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**** NO CHAIN ****

Sitting proudly on the popular Airport Road in Hengrove, Bristol is this 3 bedroom semi detached, family home with fantastic outdoor space. An ideal purchase for a family looking to buy in one of South Bristol's most sought after postcodes, this great property is ready for someone to make their own mark on the house and is offered for sale with NO CHAIN.

In brief, the property comprises of a welcoming entrance hallway, a bay fronted family lounge/dining room and an extended fitted kitchen to the ground floor. To the first floor, you will find three bedrooms and a family bathroom.

Externally, to the front of the property there is off road parking for up to two vehicles and to rear, is a great size, enclosed garden complete with lawn and patio areas, a useful shed and air raid shelter for storage. The property also boasts the all important side access to the garden.

The property is within walking distance to both local Primary and Secondary schools, the location is great whether you are travelling via car or bus routes to the city centre, Bristol Airport or Wells and beyond.

Call today for a viewing.

Entrance

Hallway
15'0" x 6'3" (4.59m x 1.91m)





Lounge
13'6" x 12'11" (4.14m x 3.94m)

Dining Area
12'7" x 11'10" (3.85m x 3.62m)

Kitchen
16'6" x 7'3" (5.05m x 2.22m)

Landing
9'2" x 7'10" (2.80m x 2.40m)

Bedroom One
11'1" x 9'1" (3.40m x 2.77m)

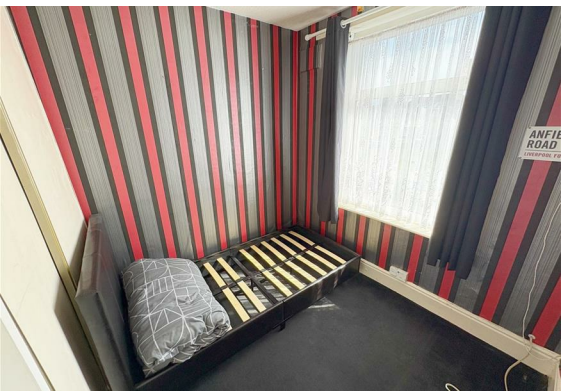
Bedroom Two
12'7" x 9'1" (3.85m x 2.79m)

Bedroom Three
8'0" x 7'10" (2.45m x 2.41m)

Bathroom
7'8" x 6'3" (2.35m x 1.92m)

Front Garden

Rear Garden



Floor Plan



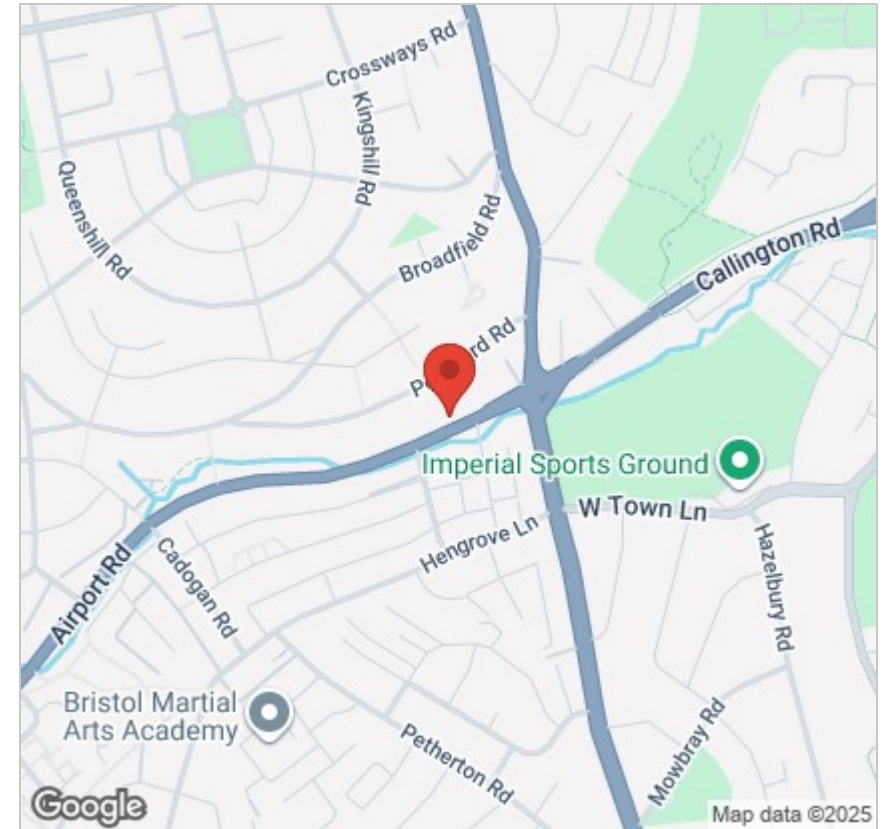
Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

298 Wells Road, Knowle, Bristol, BS4 2QG

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		