



### 3 Stockwood Lane, Bristol, BS14 8SL

**£350,000**

Presenting to the market this immaculate three-bedroom semi-detached house, ideally positioned in a highly sought-after community renowned for its vibrant seasonal monthly market. This appealing property is perfectly suited to first-time buyers and families, situated close to popular schools, a variety of shops, convenient bus routes, and the natural beauty of local woods and a nearby nature reserve.

Upon entering via a welcoming hallway, you are greeted by a beautifully presented sitting / dining room, featuring a fireplace and French doors that open directly to the rear garden. The sleek, modern kitchen is finished in stylish white high gloss units and provides direct access to the garden, blending practicality with contemporary design.

The accommodation comprises two generous double bedrooms, one benefiting from built-in wardrobes, and a comfortable single bedroom—perfect for family living, working from home, or accommodating guests. The EPC rating for the property is D, and it falls within Council Tax Band C, offering attractive running costs.



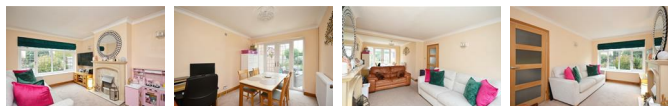
### Entrance Hall

11'4" x 6'0" (3.47 x 1.84)



### Sitting / Dining Room

24'2" x 10'1" max (7.39 x 3.08 max)



### Kitchen

10'9" x 7'6" (3.28 x 2.29)



### First Floor Landing



### Bedroom One

13'5" x 9'3" (4.10 x 2.83)



### Bedroom Two

9'10" x 8'10" (3.00 x 2.71)



### Bedroom Three

10'5" x 6'11" (3.18 x 2.12)



### Bathroom

6'4" x 5'8" (1.95 x 1.74)



### Outside

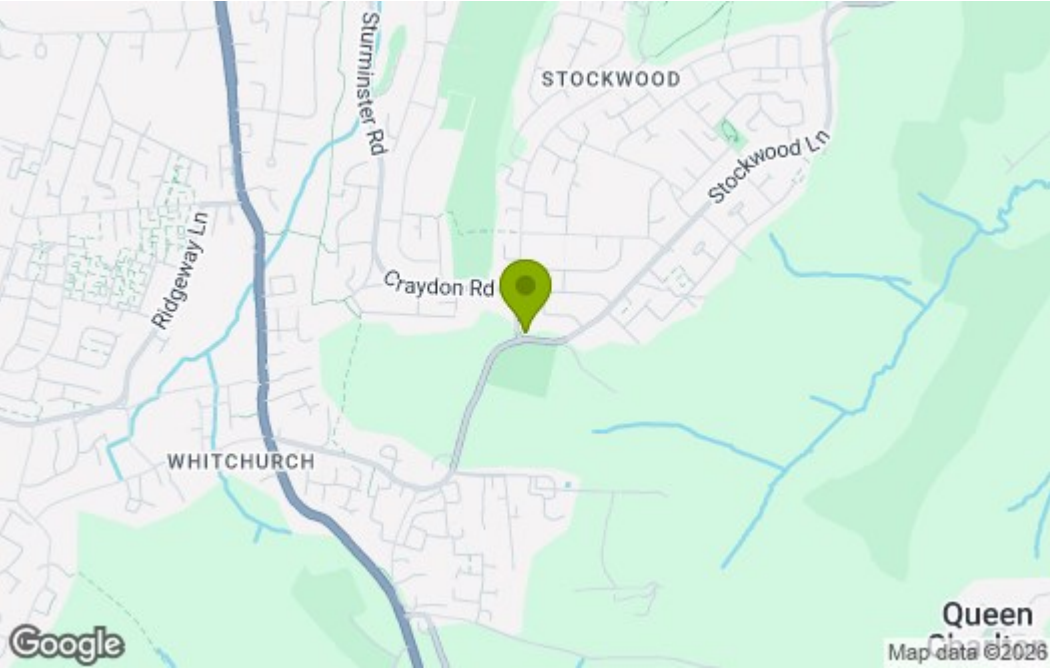


Floor Plan

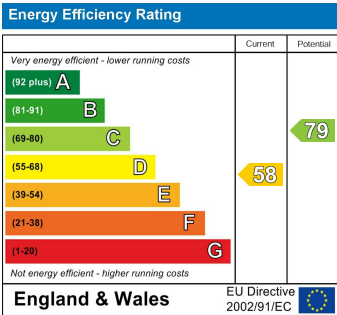


Total area: approx. 74.3 sq. metres (800.1 sq. feet)  
**3 Stockwood Lane, Bristol**

Area Map



Energy Efficiency Graph



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