



## Stavordale Grove, Bristol

, BS14 9LH

£375,000



3



1



1



E

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

# Stavordale Grove, Bristol

## DESCRIPTION

This immaculate three-bedroom semi-detached house is for sale in a cul-de-sac location in the BS14 area of Bristol, ideal for first-time buyers and families seeking a beautifully presented home with convenient local amenities.

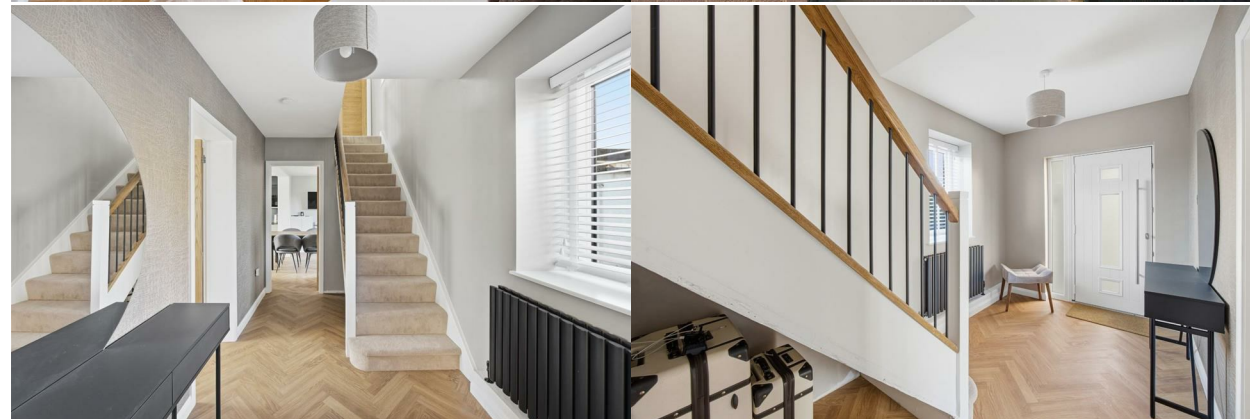
The ground floor comprises a welcoming entrance hallway leading to a beautiful cosy lounge positioned to the front, and a modern kitchen/diner to the rear. The kitchen benefits from natural light, dining space and patio doors providing direct access to the garden. Upstairs are two double bedrooms and one single bedroom, complemented by a modern bathroom.

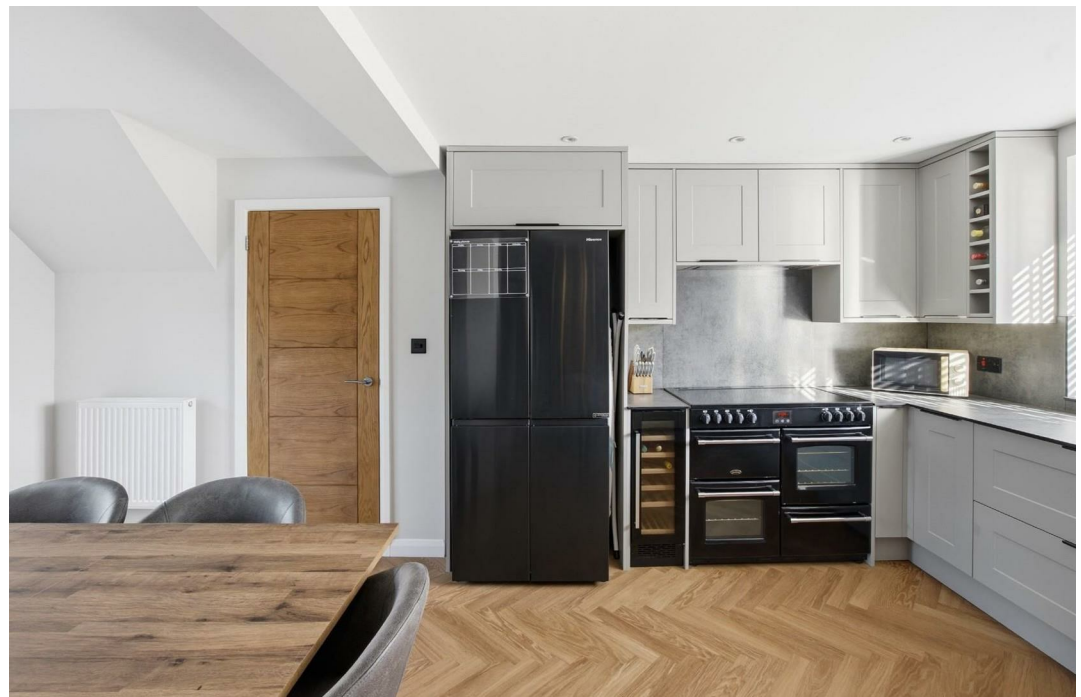
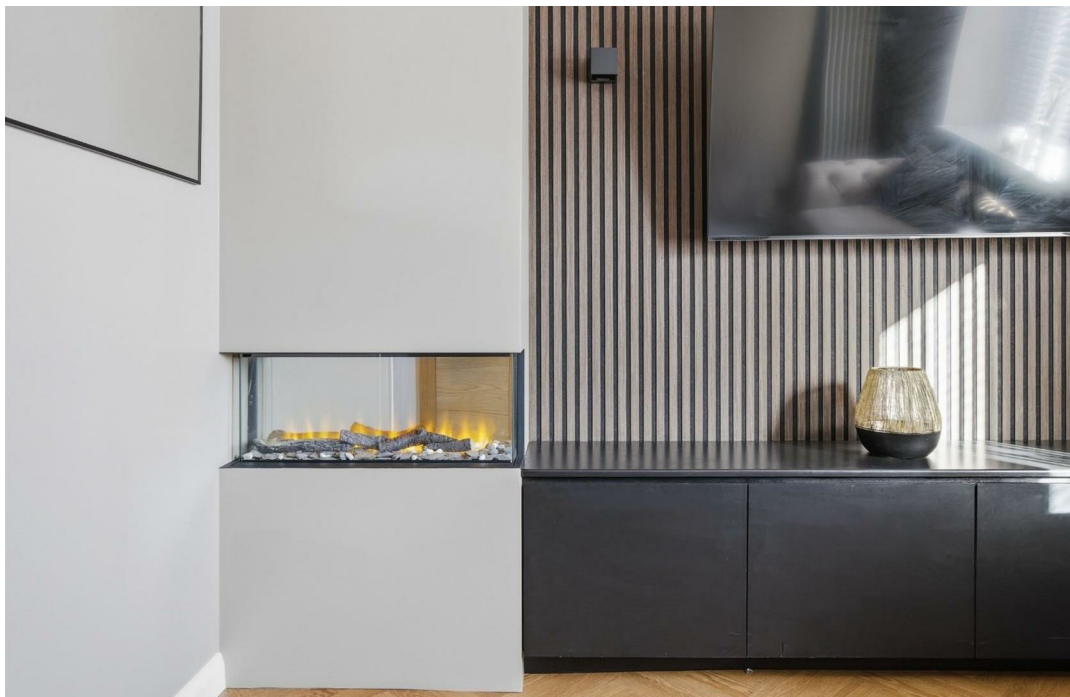
Externally, the property offers a driveway to the front and a generous rear garden, complete with outbuilding shed and an outdoor W/C, providing useful additional storage and facilities.

The location provides good access to local schools and everyday amenities, including nearby shops and services within the surrounding BS14 districts. Green spaces and local parks are also accessible within a short drive, offering play areas and recreational facilities.

Public transport links are available via nearby bus routes connecting into Bristol city centre, with typical journey times of around 20–30 minutes depending on traffic. Bristol Temple Meads station can be reached by car in approximately 15–20 minutes, offering regular rail services to Bath (around 15 minutes) and London Paddington (from approximately 1 hour 40 minutes).

The property is offered with no onward chain, providing a straightforward opportunity to purchase a recently renovated home in a residential Bristol location. Call today to arrange a viewing appointment!

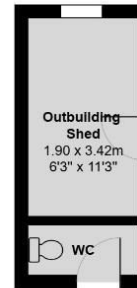




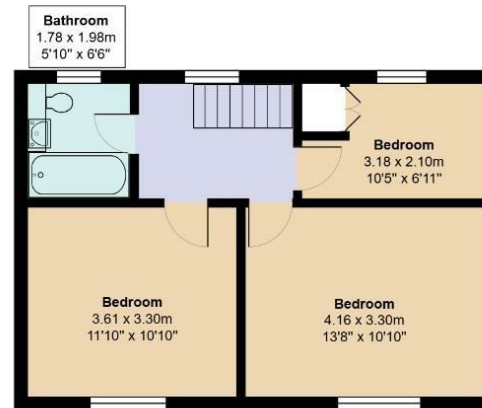
**Stavordale Grove, BS14**

**Approximate Gross Internal Area 84.5 sq m / 910 sq ft**  
(excluding outbuilding shed)

**Total Area 92.9 sq m / 1000 sq ft**



Ground Floor

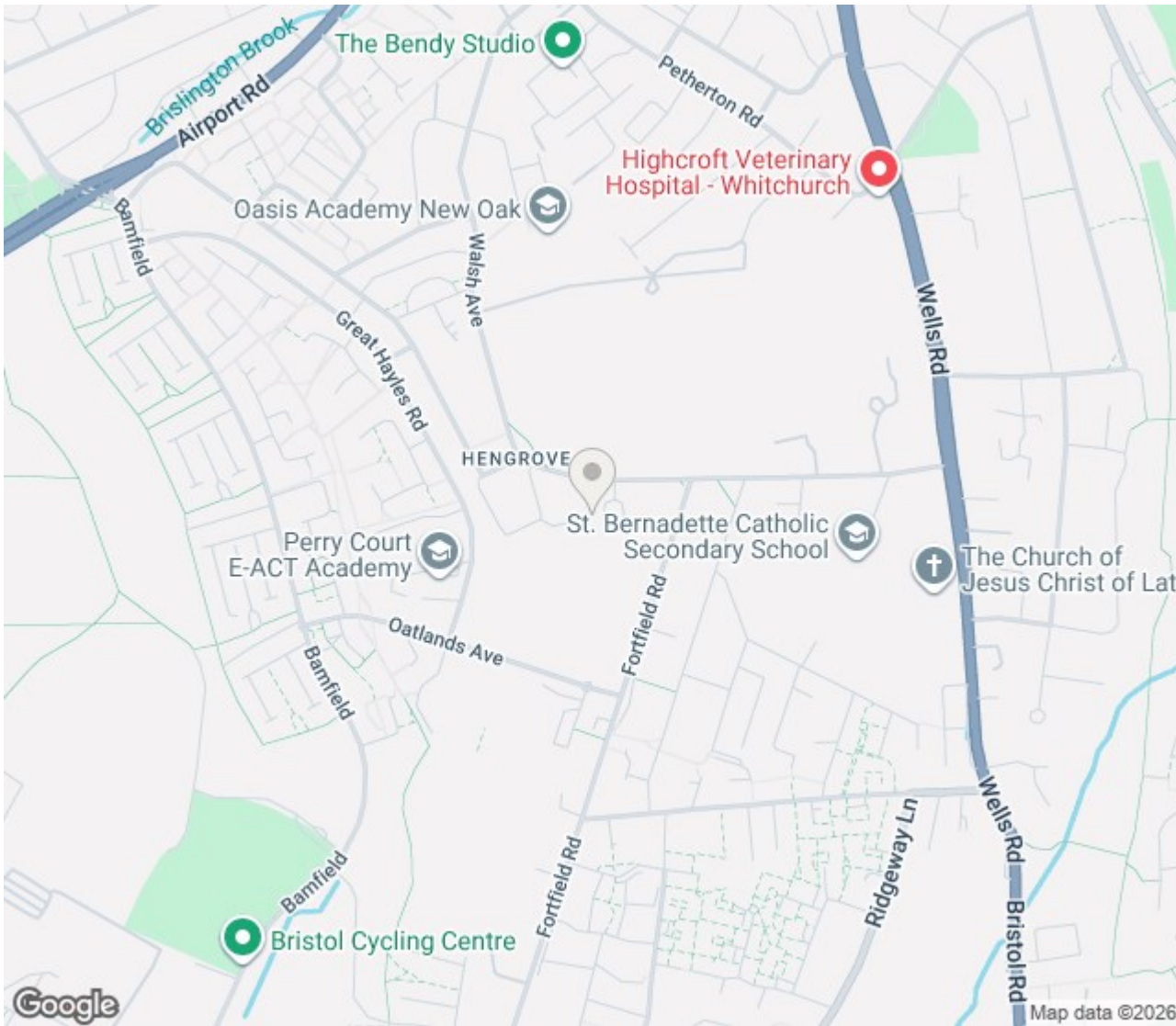


First Floor



These floorplans are provided for guidance only and are not to scale. All measurements are approximate. Fixtures, fittings, and layout may differ. No responsibility is taken for any errors or omissions. Purchasers should rely on their own inspections and verification.





## 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>62</b>
(39-54) <b>E</b>	<b>50</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 2002/91/EC	

### 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**







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.