



**Ladman Grove, Bristol**

, BS14 8QG

**£400,000**



# Ladman Grove, Bristol

## DESCRIPTION

This three-bedroom semi-detached house is for sale in the popular residential area of Stockwood, Bristol, offering well-planned accommodation with a double storey extension and a generous rear garden.

The ground floor features a modern kitchen positioned to the front of the property, together with two reception rooms. A light and airy lounge opens through to a dining room, which benefits from patio doors providing direct access to the garden. A ground floor shower room adds useful convenience for busy households.

Upstairs, there are three double bedrooms. The two rear bedrooms are extended, providing larger rooms each with a dressing area. A family bathroom serves the first floor.

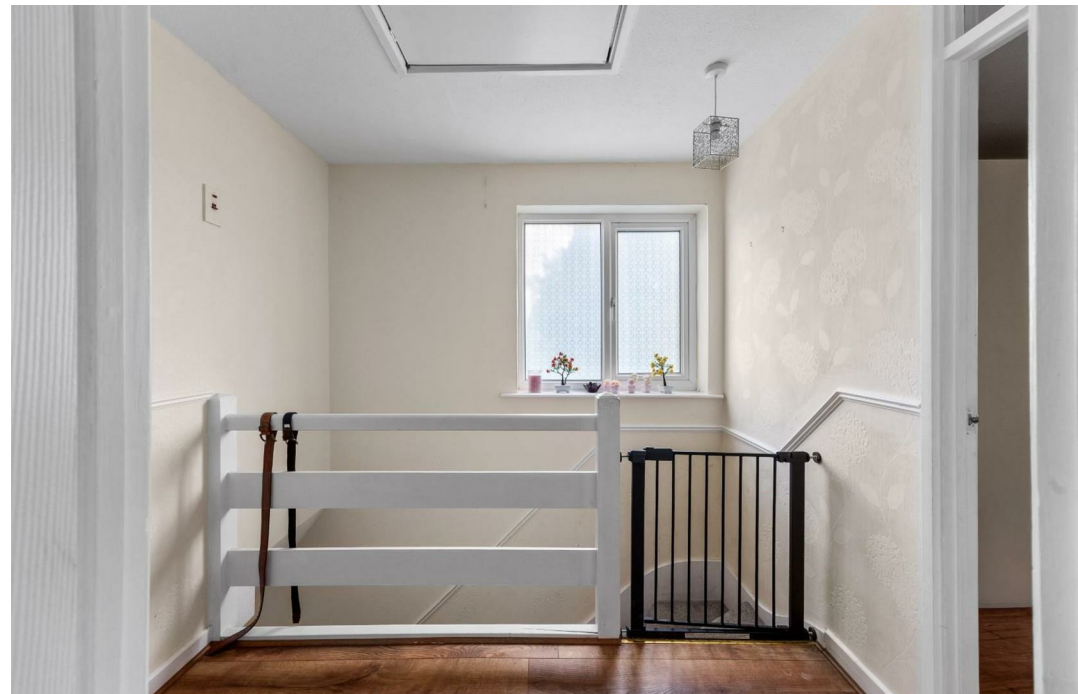
Externally, the property offers off-street parking and a garage, along with a generous size garden, well suited to family use and outdoor entertaining.

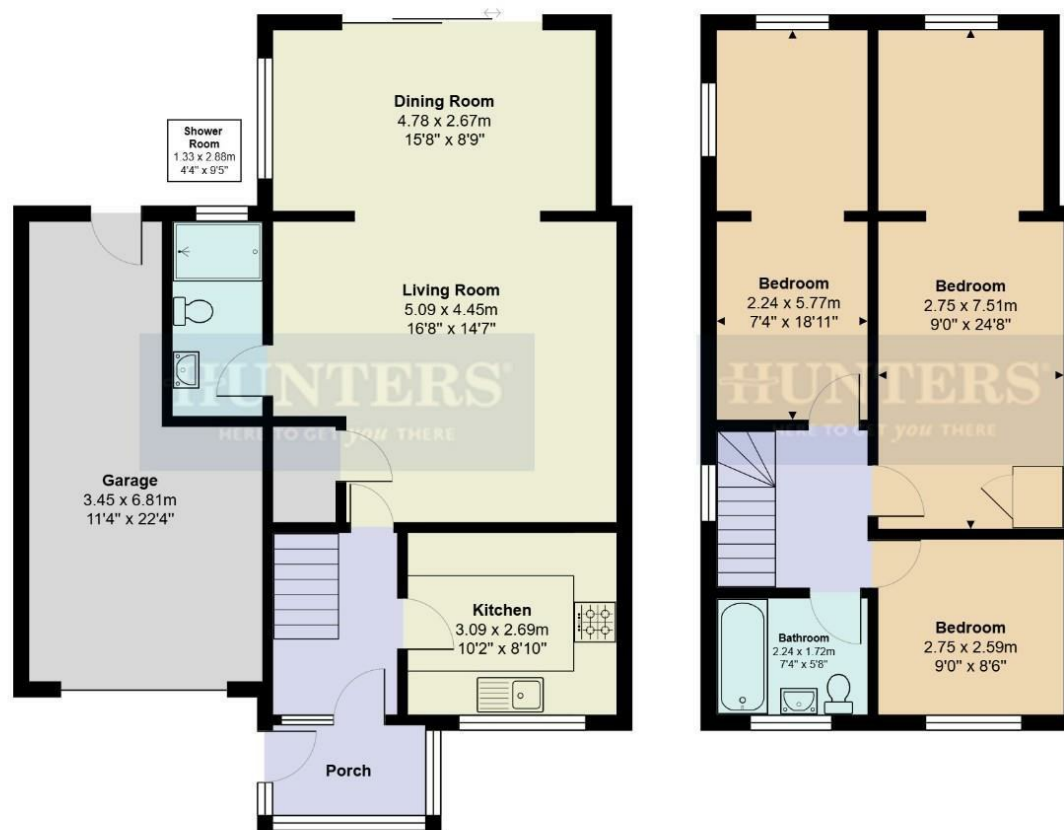
Stockwood provides a good range of local amenities including nearby shops, healthcare facilities and leisure spaces, with Stockwood Open Space and local parks within easy reach for walking and recreation. The area is well-regarded for its access to nearby schools, making this home well suited to families.

Public transport links connect Stockwood with central Bristol and surrounding areas, with local bus services running towards the city centre, Bristol Temple Meads and key employment hubs. Bristol Temple Meads provides rail connections to destinations such as London Paddington, Cardiff and the South West, with fast services to London typically around 1 hour 40 minutes.

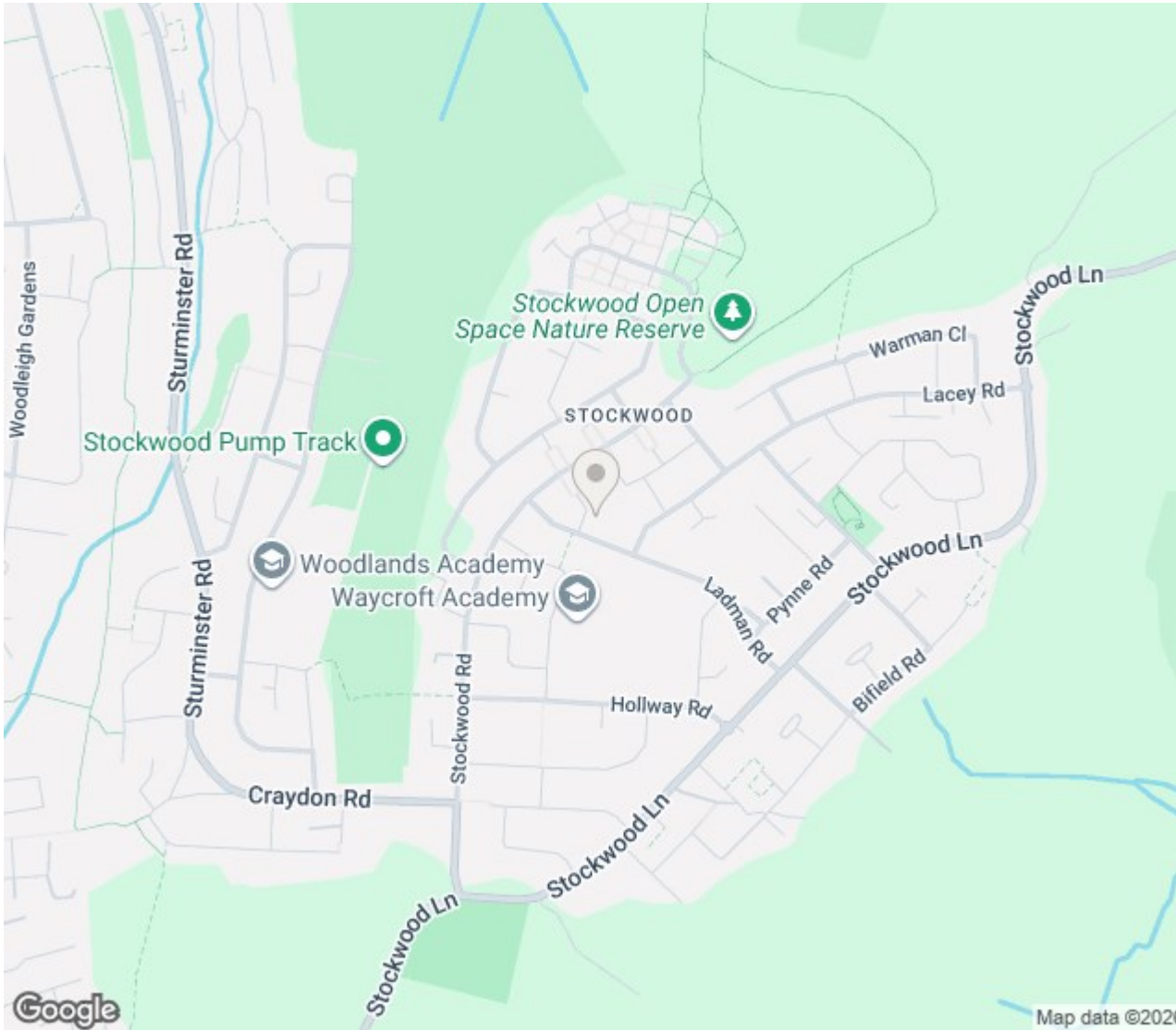
This three-bedroom semi-detached house for sale in Stockwood represents a practical option for families seeking extended accommodation, parking and a good-sized garden within reach of Bristol's amenities and transport links.











## 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>	<b>69</b>	
(55-68) <b>D</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?

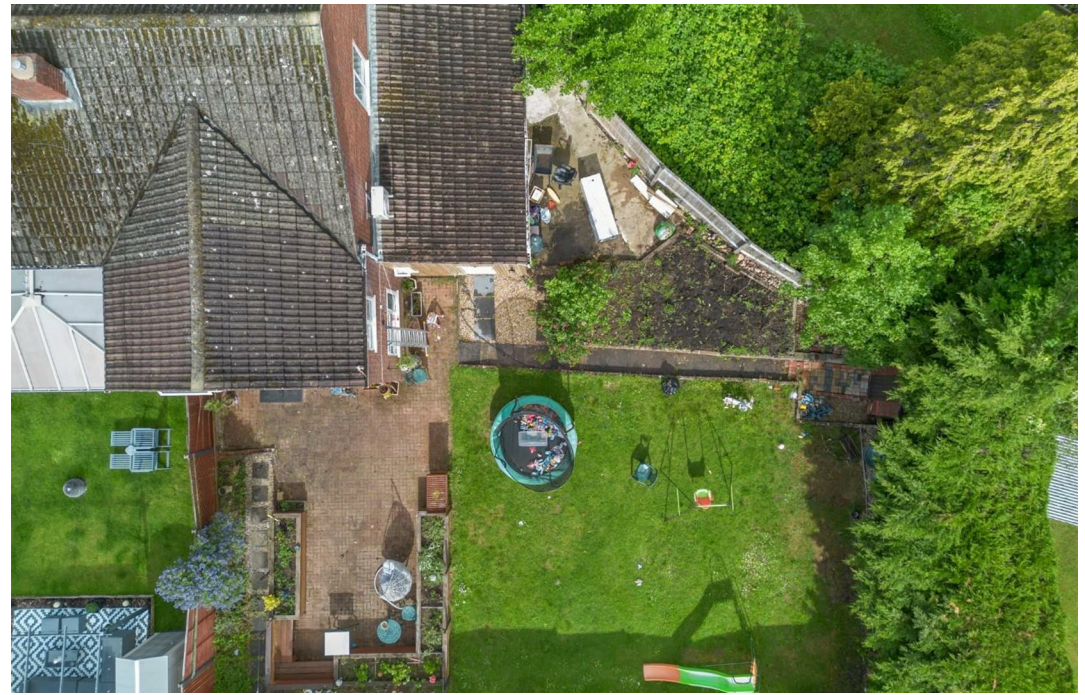
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national 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.