



Hencliffe Road, Bristol
BS14 8AP

£270,000



3



1



1



HUNTERS®
HERE TO GET *you* THERE

Hencliffe Road, Bristol

DESCRIPTION

Introducing this charming semi-detached property, now available for sale. The property is in good condition and offers a welcoming and homely environment. It boasts three bedrooms, two of which are spacious double rooms and the third is a single room, making it an ideal residence for families or couples. The property also benefits from a family bathroom.

The house incorporates a light and airy lounge situated to the front, perfect for entertaining or simply relaxing. The kitchen diner to the rear is an inviting space for preparing meals and dining.

One of the unique features of this property is its peaceful enclosed garden. This garden is tastefully adorned with beautiful shrubs and plants, creating a serene outdoor sanctuary. The garden also includes practical outdoor storage and a separate w/c.

The location of this property is highly desirable, with public transport links, nearby schools, and local amenities all within easy reach. Moreover, the property is ideally situated in Stockwood, a friendly and vibrant neighbourhood.

This property offers a combination of comfort, convenience, and charm. It presents a fantastic opportunity to acquire a home that you can truly make your own. Don't miss out on this remarkable property.



ROOMS

Entrance Hallway

Access to the front property through the front door into the entrance hallway, Stairs leading from the ground floor to the first floor and access to the lounge.

Lounge

Leading from the entrance hallway into the lounge, double glazed window to the front and lounge opening through to kitchen/diner.

Kitchen/Diner

Leading from the lounge into the kitchen/diner. The kitchen consist of matching wall & base units, gas oven and hob, space for washing machine, fridge/freezer and dishwasher. Two double glazed window to the rear and side door giving you access to the garden.

Landing

Stairs leading from the ground floor to the first floor, double glazed window to the side aspect, access to all three bedrooms and bathroom.

Bedroom One

Leading from the landing into bedroom one, double glazed window to the front, two storage cupboard one accomodating the combination boiler.

Bedroom two

Leading from the landing into bedroom two, double glazed window to the rear, storage cupboard.

Bedroom Three

Leading from the landing into bedroom three, double glazed window to the front.

Bathroom

Leading from the landing into the bathroom. The bathroom consist of a w/c, hand wash basin and bath with over head shower. Obscured double glazed window to the side aspect.

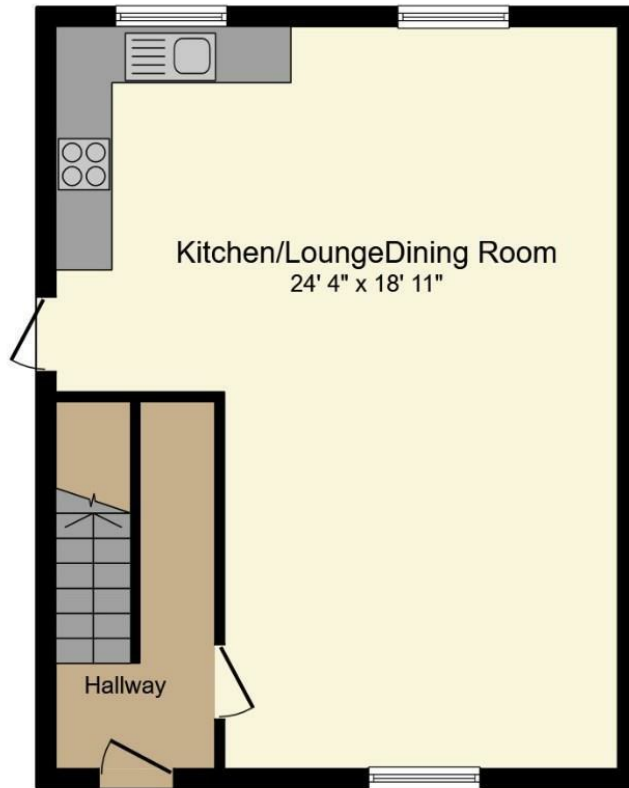
Front Garden

Access to the property via steps.

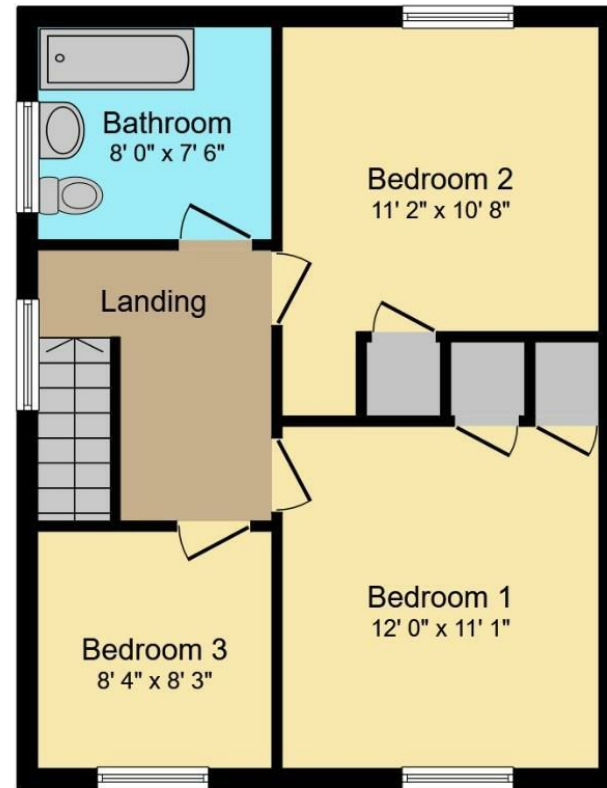
Rear Garden

The rear garden is tiered and consist of patio, lawn areas, plants and shrubs, two storage sheds, outside w/c and side gated access.





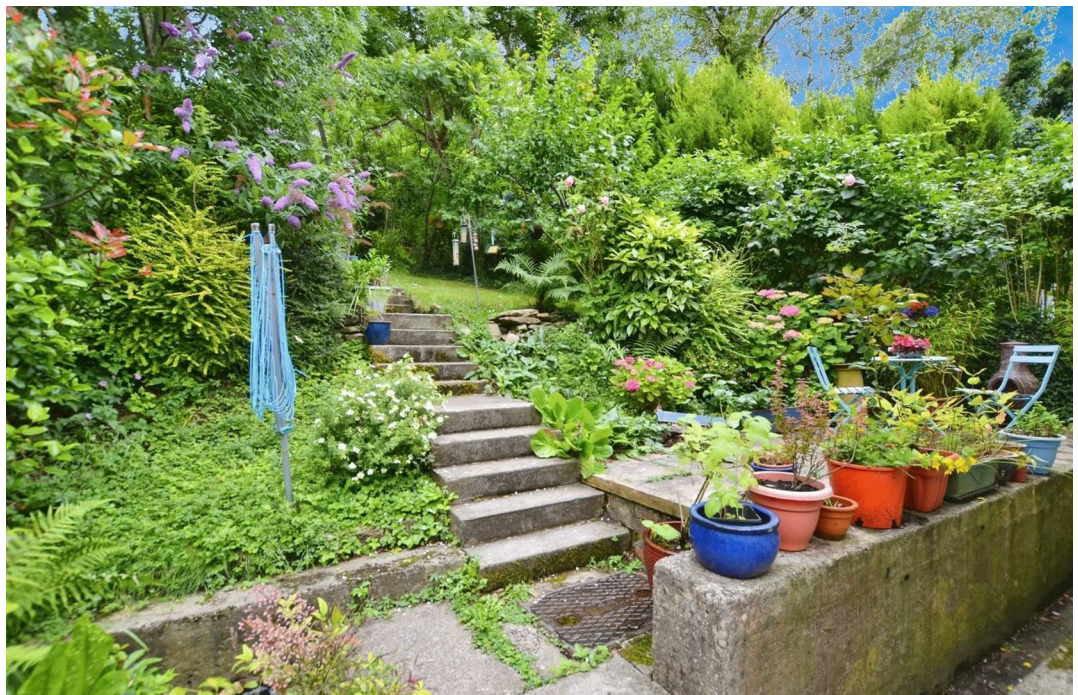
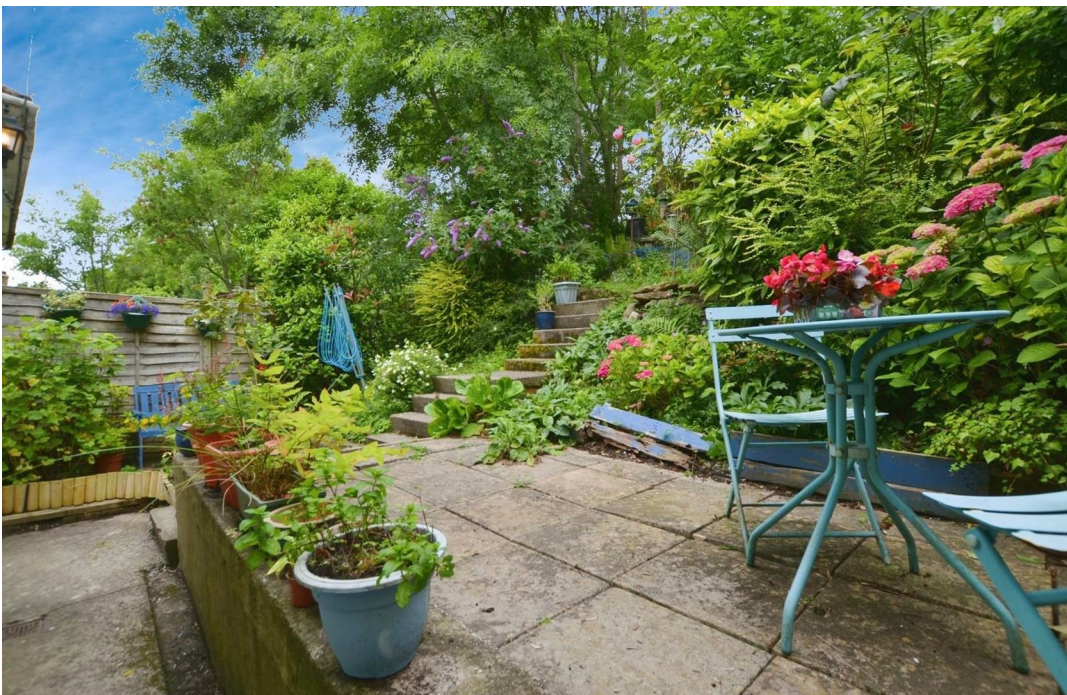
Ground Floor
Floor area 511 sq.ft.

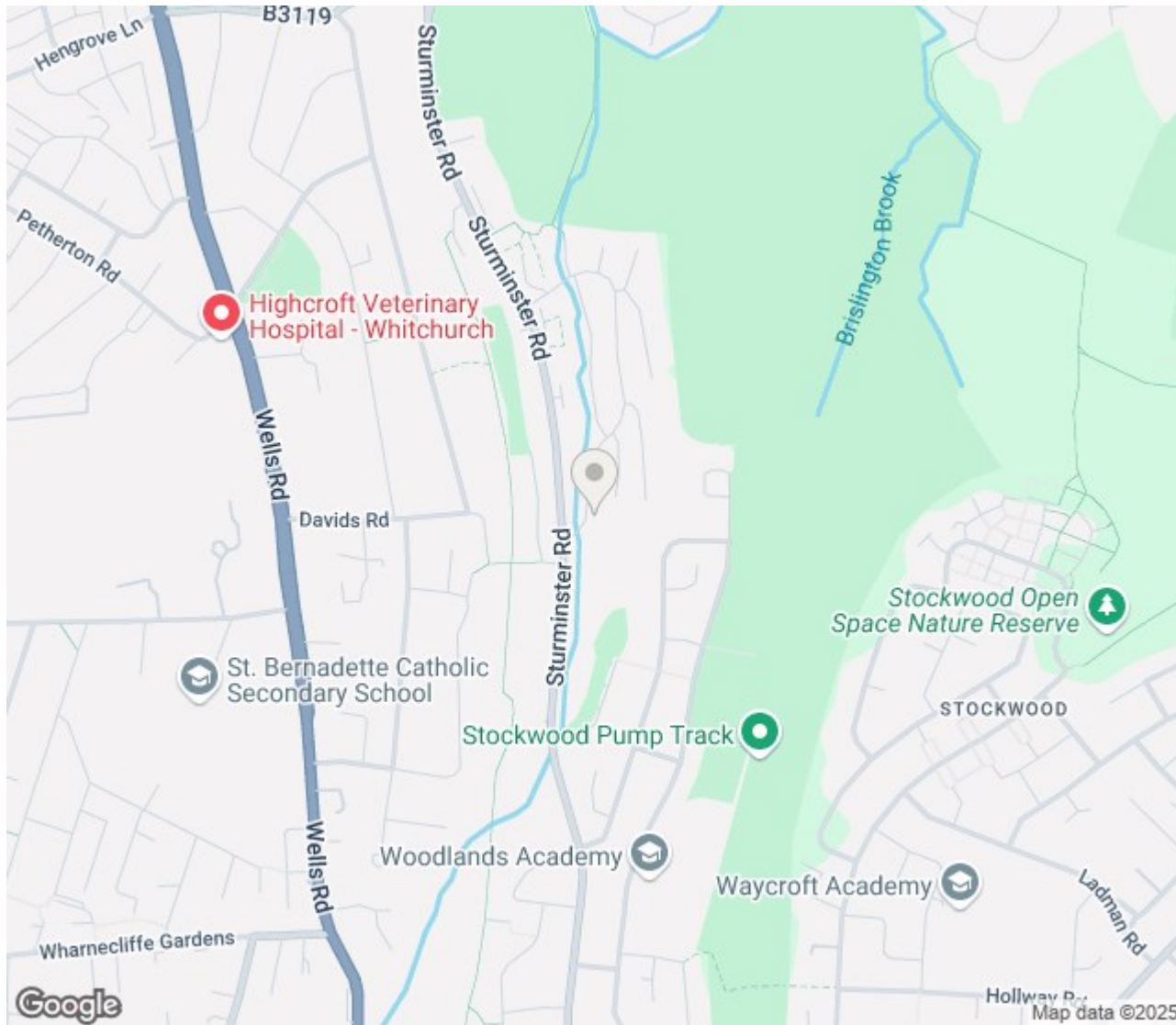


First Floor
Floor area 512 sq.ft.

TOTAL: 1,023 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

HUNTERS®
HERE TO GET *you* THERE





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.