



**Sandcroft, Bristol**  
, BS14 0AL

**£300,000**



# Sandcroft, Bristol

## DESCRIPTION

Presenting this beautifully presented three-bedroom terraced property, ideally located with excellent access to public transport links, nearby schools, local amenities, and green spaces. This home offers an exceptional opportunity for first-time buyers and families seeking both comfort and convenience.

Upon entering, you are welcomed by a light and airy lounge to the front of the property, providing a pleasant outlook over green space. This reception room offers a tranquil setting, perfect for relaxing or entertaining guests. The heart of the home is the spacious kitchen/diner, situated to the rear, which benefits from ample natural light and a dedicated dining area—ideal for family meals or casual gatherings. Patio doors open directly onto the private enclosed garden, seamlessly blending indoor and outdoor living spaces.

The property comprises three well-appointed bedrooms. The main double bedroom is positioned to the front, while the second double bedroom enjoys a peaceful setting to the rear. The third bedroom is a comfortable single, suitable as a child's room, guest space, or home office. A family bathroom serves the household, offering both functionality and style.

Further enhancing the property's appeal, off street parking is conveniently located at the rear, providing ease and security. The private enclosed garden offers a delightful retreat for outdoor enjoyment and entertaining.

This is a wonderful opportunity to secure a beautifully presented family home in a sought-after location, offering both practicality and style for modern living. Early viewing is highly recommended.





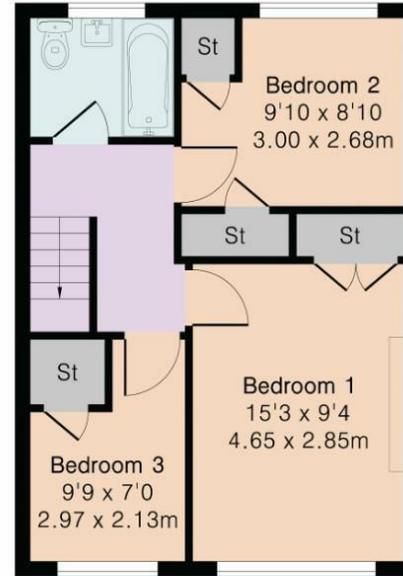
**Approximate Gross Internal Area 788 sq ft - 74 sq m**

Ground Floor Area 394 sq ft – 37 sq m

First Floor Area 394 sq ft – 37 sq m



Ground Floor

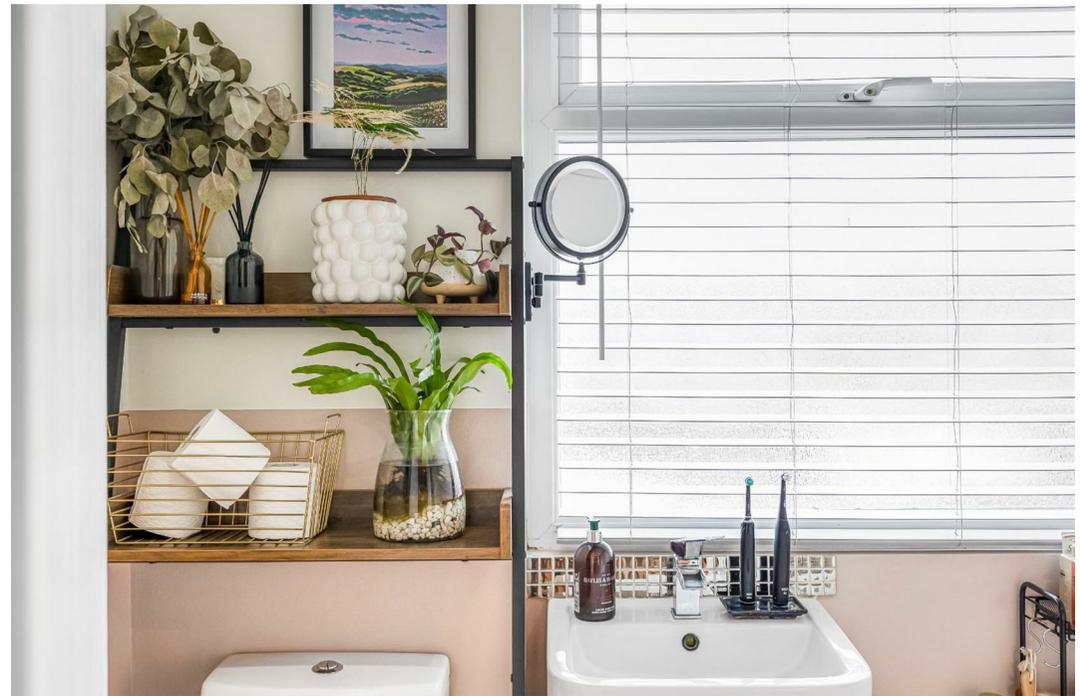


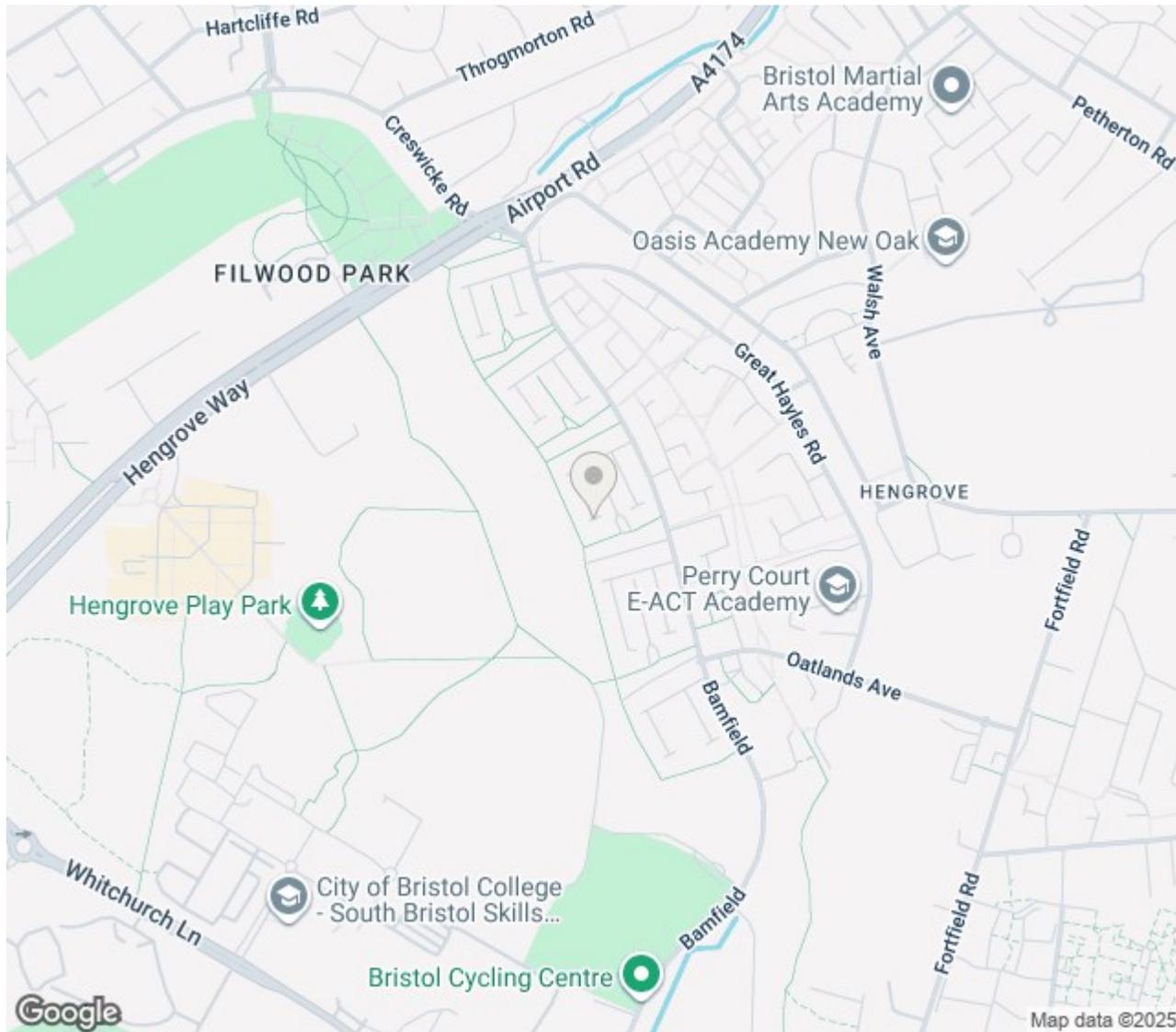
First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







## 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>90</b>
(69-80) <b>C</b>	<b>75</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**







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.