



Hengrove Lane, Bristol
, BS14 9DW

£290,000



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Hengrove Lane, Bristol

DESCRIPTION

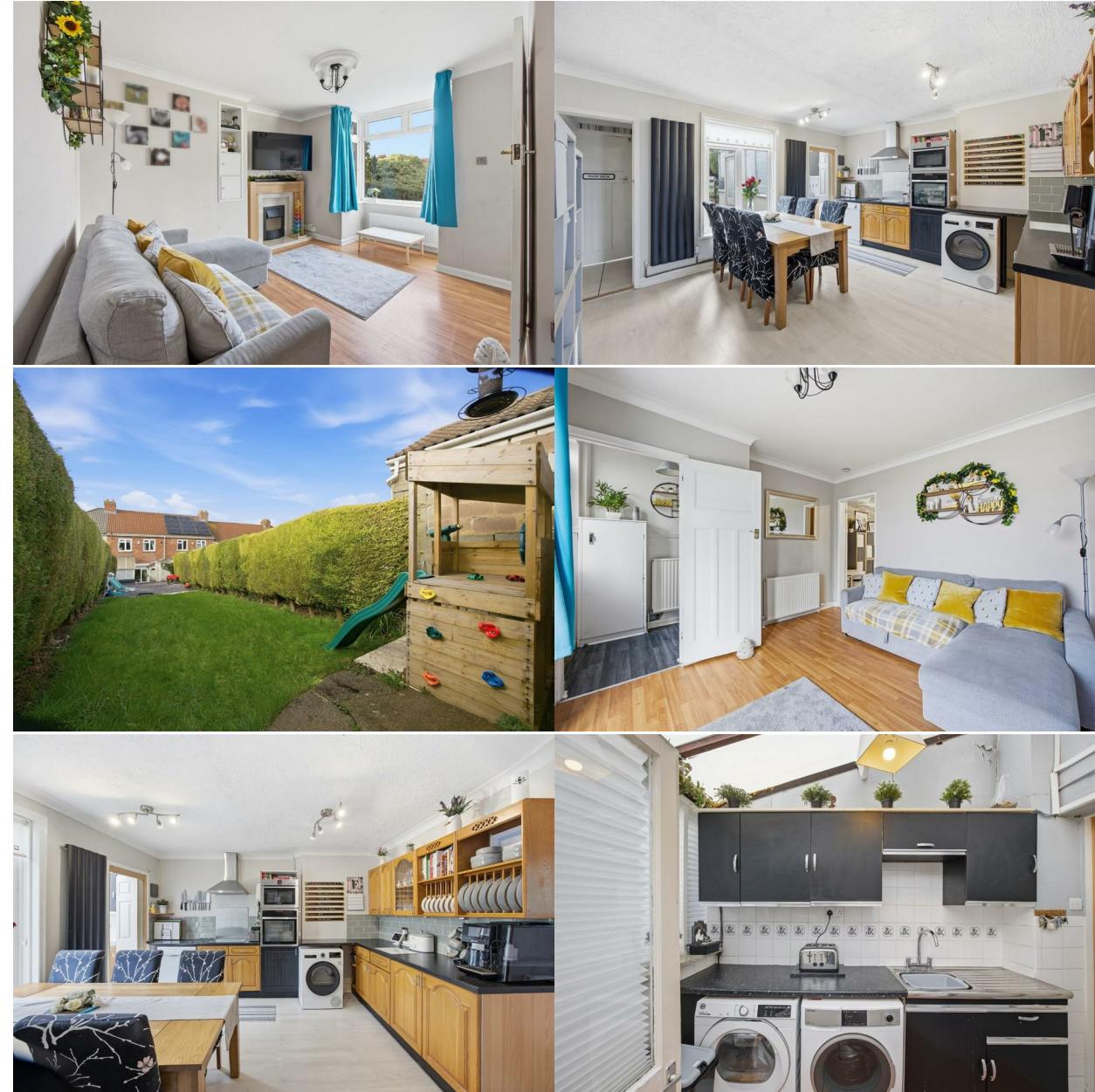
This three-bedroom terraced house is offered for sale in good condition in the Hengrove area of Bristol, an established residential location with convenient local amenities, schools and green spaces.

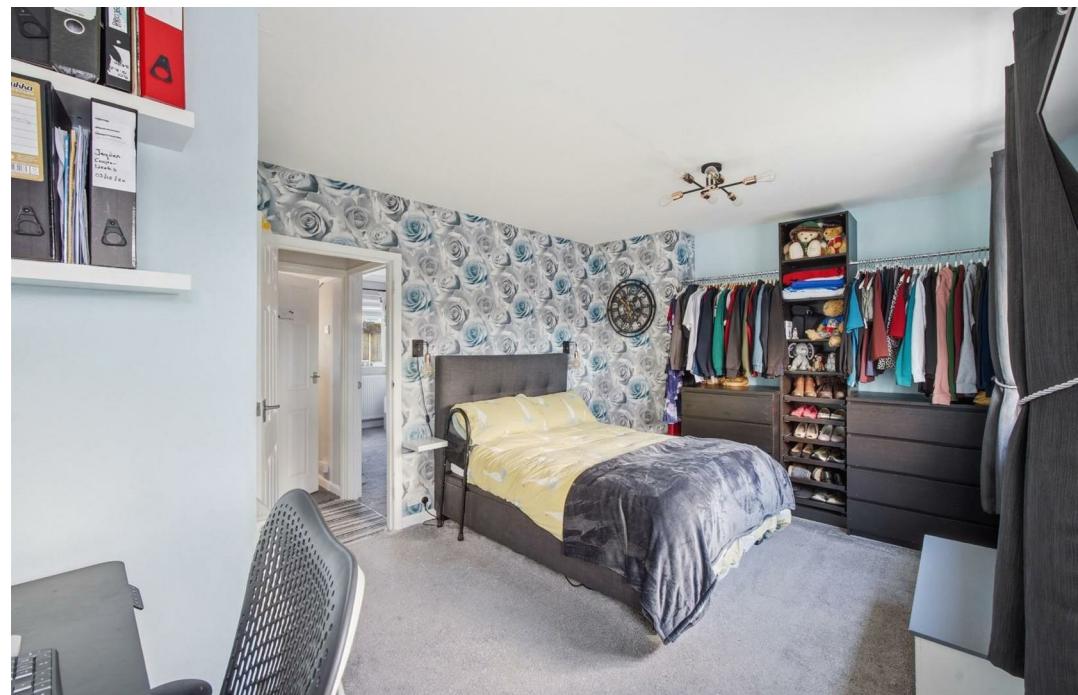
Internally, the ground floor features a light and airy lounge with access to the kitchen/diner. The kitchen/diner benefits from natural light, access to a useful utility area and direct access to the rear garden. A ground floor bathroom is located off the kitchen. Upstairs are two double bedrooms and one single bedroom, providing flexibility for families or those working from home.

Externally, the property offers a front garden and a south-facing rear garden, ideal for enjoying afternoon and evening sun. There is a detached garage to the rear and potential for parking, subject to the necessary consents and arrangements. The home further benefits from gas central heating and double glazing.

Hengrove enjoys a range of nearby schools and local amenities, including supermarkets, everyday shops and leisure facilities. Hengrove Park and nearby open spaces provide opportunities for walking, play areas and sports facilities.

Public transport links are available via local bus routes along Hengrove Lane and surrounding roads, offering connections into Bristol city centre and other parts of the city. Parson Street and Bristol Temple Meads railway stations are reachable by bus or car, with services towards Bath, Cardiff, Weston-super-Mare, London and other major destinations. Road links give access to the A37, A4 and wider motorway network, making this property suitable for first-time buyers and families seeking a well-connected Bristol home.





Hengrove Lane, BS14

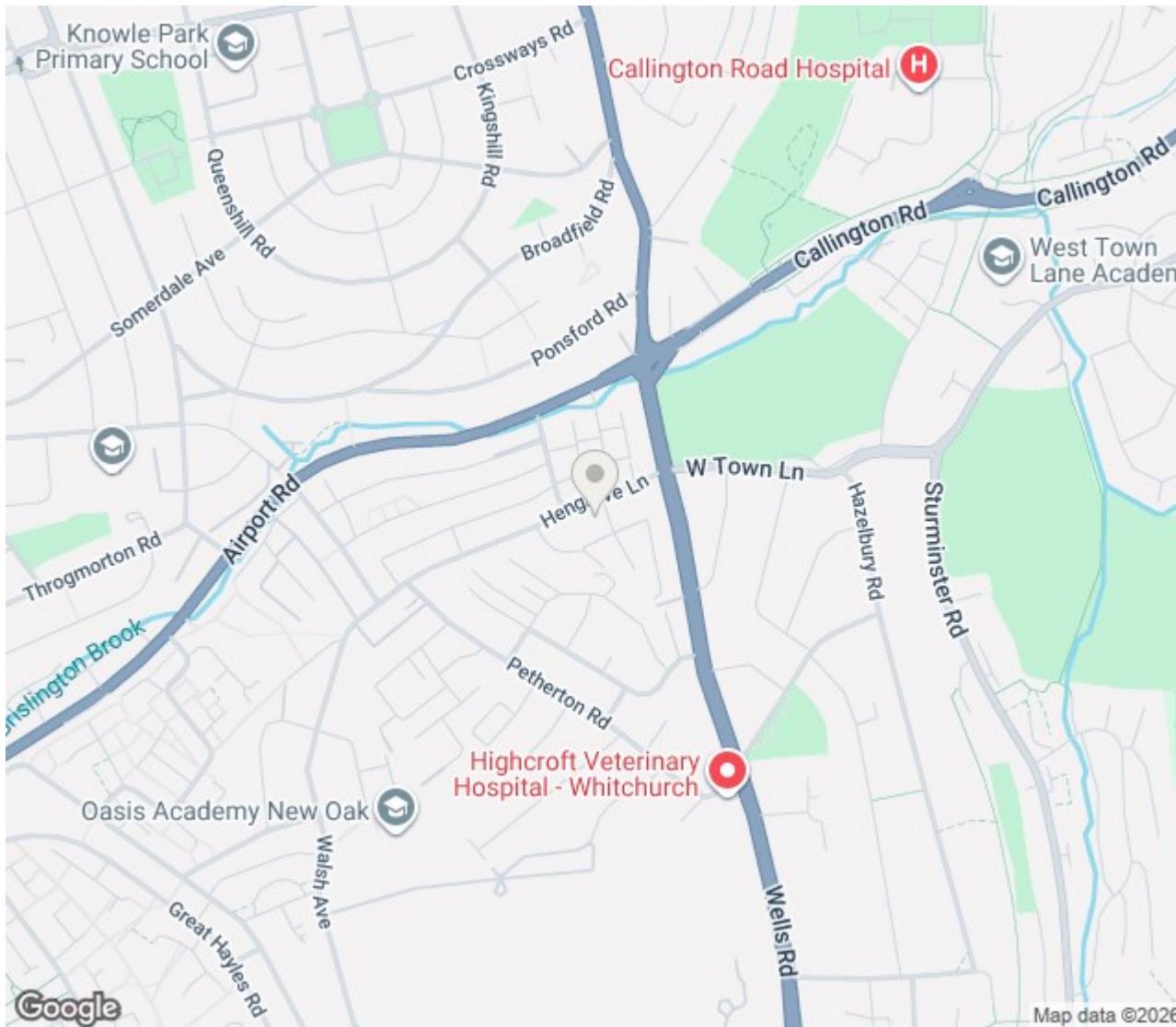
Approximate Gross Internal Area 83.5 sq m / 899 sq ft
(excluding garage)

Total Area 103.1 sq m / 1110 sq ft



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
Very energy efficient - lower running costs			
(92 plus)	A	86	
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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.

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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.