



**Battson Road, Bristol**  
, BS14 8SW

**Asking Price £395,000**

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# Battson Road, Bristol

## DESCRIPTION

As you enter, a bright and spacious entrance hall welcomes you, leading to a multi-functional reception room. This adaptable space can be used as a children's playroom, home office, or even as a fourth bedroom. Additionally, there is a convenient downstairs WC, ideal for guests. The heart of the home is the expansive open-plan lounge and dining area, which provides an excellent space for relaxing or entertaining, with ample room for dining. This area flows seamlessly into the fully integrated kitchen, offering lovely views over the rear garden.

Upstairs, the first floor features three generously sized bedrooms with bedroom three currently used as a dressing room, each with large windows allowing plenty of natural light, and a tastefully designed family bathroom.

At the front of the property, there is ample off-street parking for multiple vehicles, making it convenient for families with several cars or visitors. With its blend of curb appeal, modern living, and convenience, this home is a rare find in Stockwood. The roof was replaced within the last two years, adding further peace of mind.

### Vendor Comments:

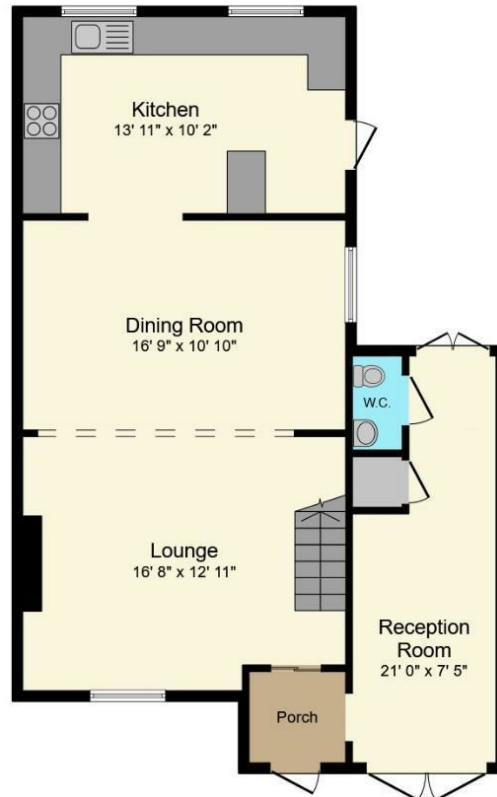
We have really enjoyed living here and will be sad to leave such a wonderful neighbourhood. It's a friendly street, quiet, close to all amenities, Doctors, Dentist, shops, schools. Plenty of open space including the reserve, lovely park in Cottle Road.

- . Large Log cabin in the garden which would make a great home office or summer house
- . Kitchen is an extension to the property and all appliances are quality makes
- . House has an abundance of electrical sockets added in Black Chrome some with USB's
- . All external & Internal doors have been replaced
- . Both house & garage have new roofs
- . New windows to front elevation
- . Fitted wardrobes to two bedrooms
- . Indian Sandstone patio
- . New radiators with chrome valves fitted throughout

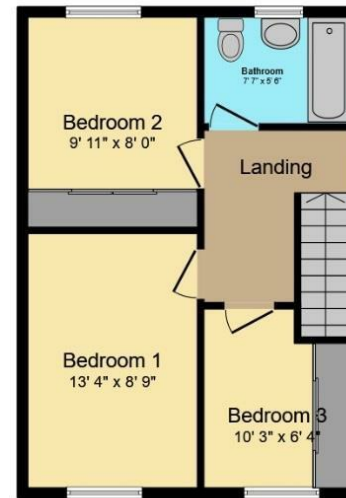








Ground Floor



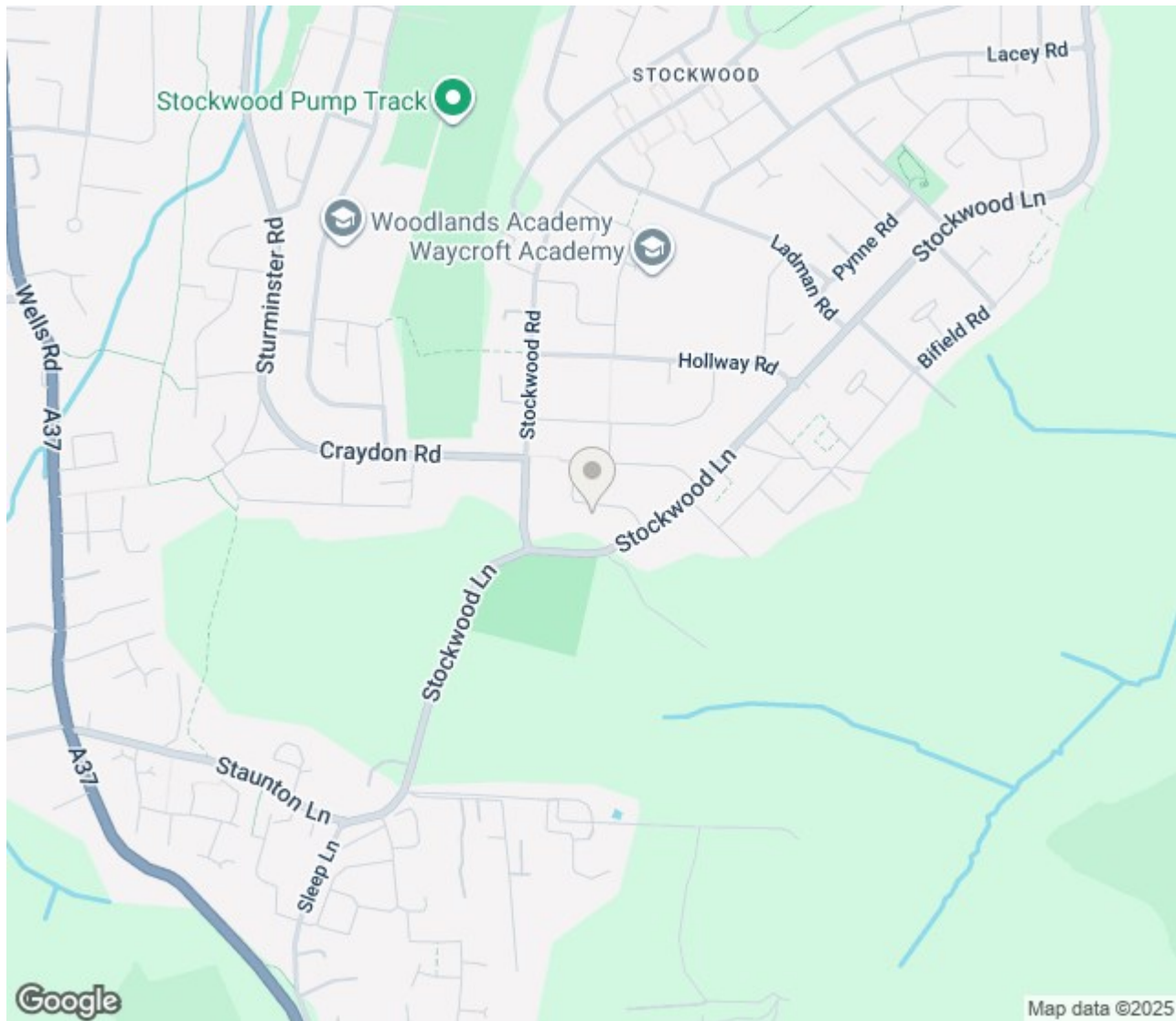
First Floor

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](http://www.Propertybox.io)










## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

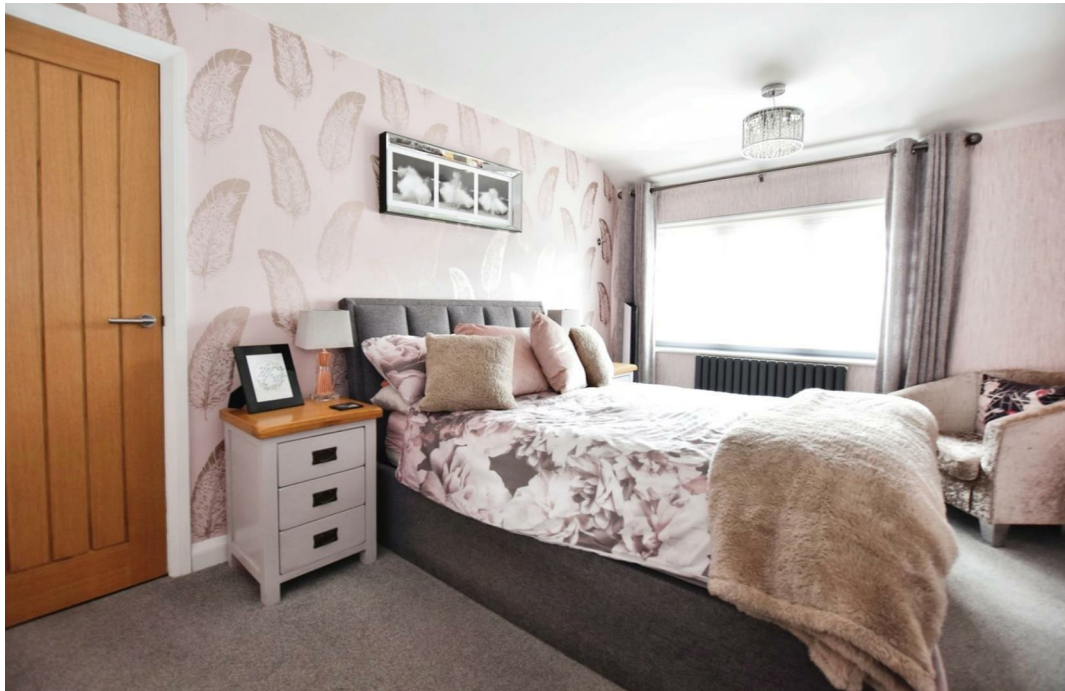
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 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](mailto:whitchurch@hunters.com)**

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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.