



**Stockwood Road, Bristol**  
, BS14 8JN

**£350,000**





# Stockwood Road, Bristol

## DESCRIPTION

For sale is this immaculate three-bedroom semi-detached home located on Stockwood Road. The property offers a layout well-suited to first-time buyers and families, featuring one light and airy lounge that opens seamlessly into a dedicated dining area. With patio doors leading directly to the enclosed rear garden, this space is ideal for everyday living and entertaining.

The modern kitchen is equipped with Bosch appliances and flows into the dining area, promoting a practical and sociable environment. Accommodation comprises two double bedrooms and one single bedroom, providing flexible sleeping arrangements or the possibility for a home office. The modern bathroom features contemporary fittings.

Externally, the property benefits from a garage and off-street parking, a considerable advantage for those with vehicles. Green spaces are close at hand, with the Stockwood Nature Reserve offering pleasant walking trails right nearby. Stockwood is known for its local amenities, including shops and cafés within easy reach.

Public transport links are accessible, with frequent bus services from Stockwood Road connecting to Bristol city centre and Temple Meads railway station—journeys to the city centre typically take around 25 minutes by bus. Temple Meads station provides onward national rail connections, making commuting straightforward.

This property presents a practical opportunity to own an immaculate home in a locality ideal for families and first-time buyers alike, combining access to green spaces, amenities, and strong transport links. Call the office today to arrange a viewing appointment!







**Approximate Gross Internal Area 872 sq ft - 81 sq m  
(Excluding Garage)**

Ground Floor Area 457 sq ft – 42 sq m

First Floor Area 415 sq ft – 39 sq m

Garage Area 140 sq ft – 13 sq m

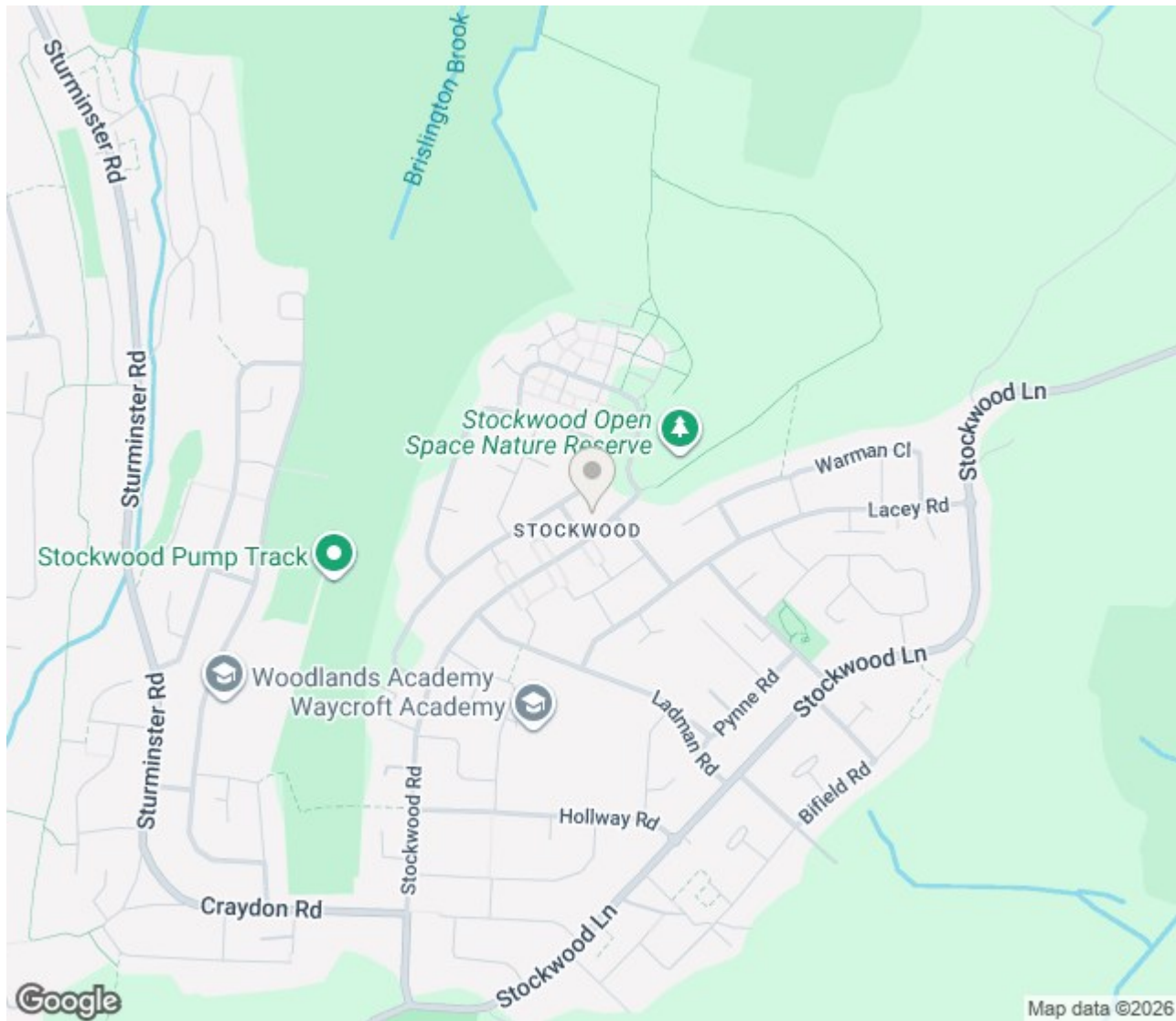


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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.

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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.