



New Fossey Road, Bristol
, BS14 9LL

£280,000



New Fosseway Road, Hengrove, Bristol

DESCRIPTION

This two-bedroom end of terrace house is ****for sale**** in the popular Hengrove area of Bristol, offering well-maintained, well-presented open-plan living accommodation and a large enclosed rear garden.

Inside, the ground floor features an open-plan reception room with a large window allowing in plenty of natural light, wood floors and a fireplace, creating a comfortable everyday living and dining space. The open-plan layout flows through to the kitchen, which includes a kitchen island and a breakfast area, ideal for informal meals and entertaining.

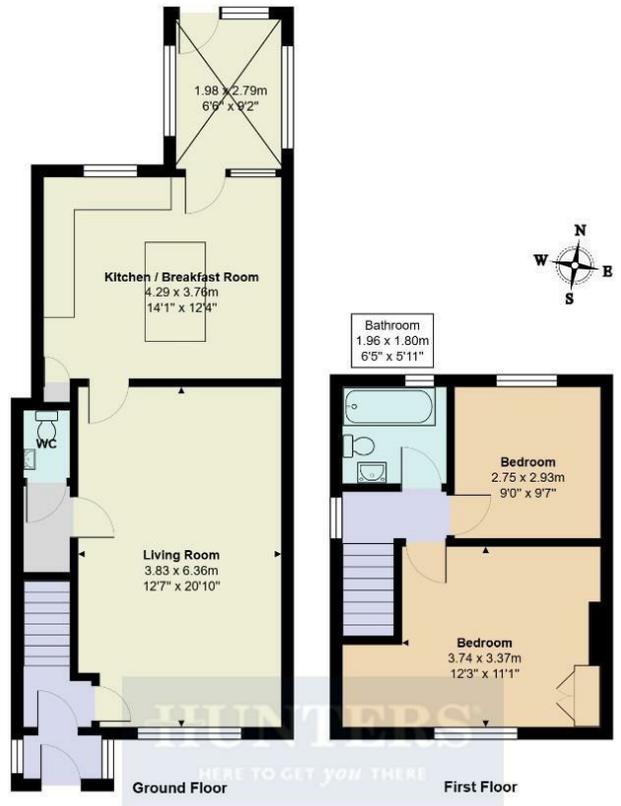
Upstairs, there are two double bedrooms, providing practical sleeping space for a couple, small family, or those needing a guest room or home office. The property also benefits from two bathrooms, adding day-to-day convenience. It is offered in good condition, with an EPC rating of D and Council Tax Band B.

Hengrove is well known for Hengrove Park and nearby green spaces, giving opportunities for walks, exercise, and family outings. Local amenities, schools, shops and cafés can be found around Hengrove and along nearby high streets in south Bristol.

Public transport links are good, with bus services running towards Bristol city centre, Temple Meads and surrounding areas. Temple Meads station, accessible by bus or car, this makes the property a practical base for both local and regional commuting.



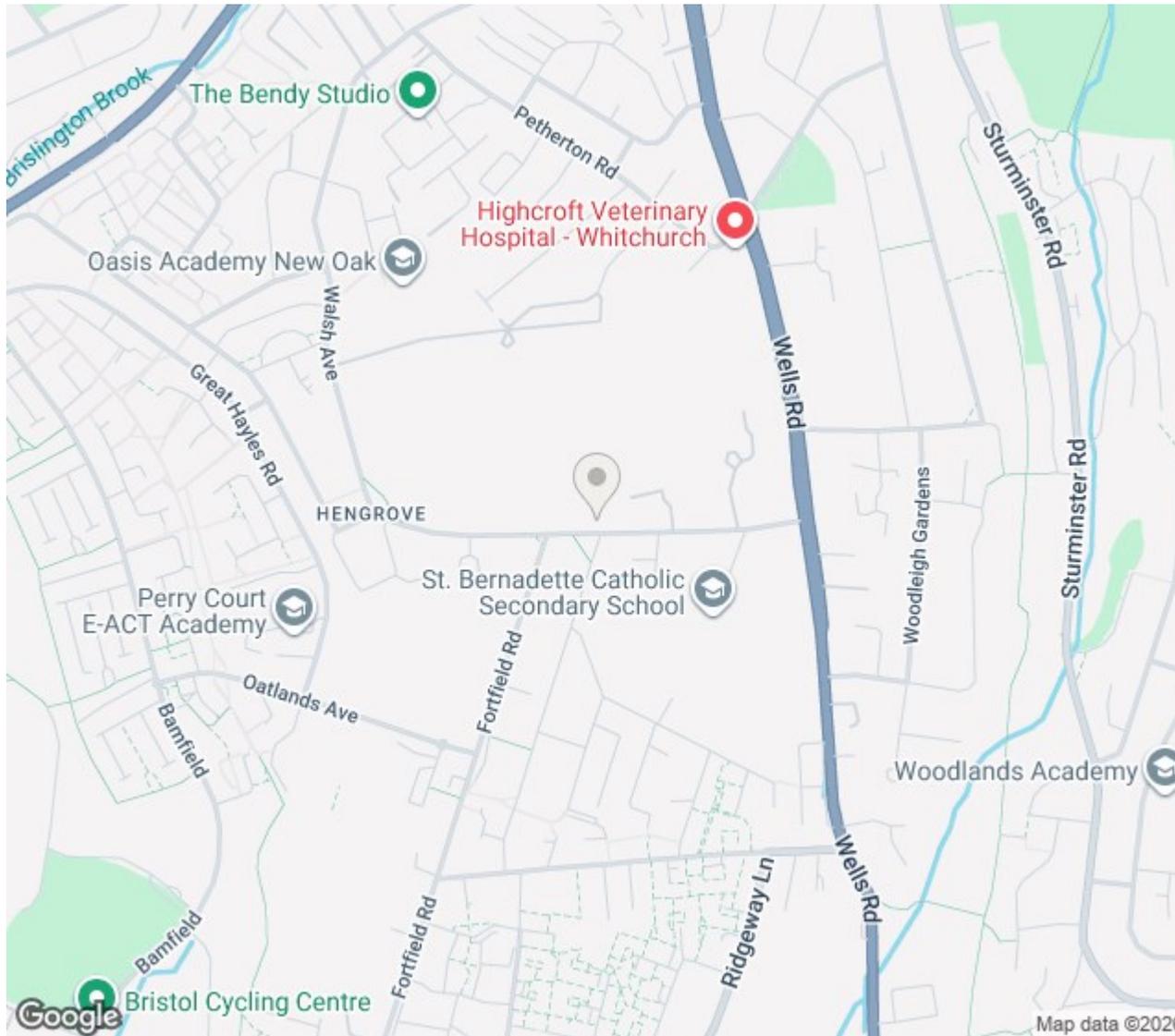




New Fosseway Road, BS14

Approximate Gross Internal Area 86.5 sq m / 931 sq ft





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.