



Hengrove Lane, Bristol

- Semi Detached Family Home
- Lounge/Diner
- Bathroom
- uPVC Double Glazing
- Off Street Parking for Two

- Three Bedrooms
- Kitchen
- Gas Central Heating
- Enclosed Rear Garden
- NO ONWARD CHAIN!!!

£280,000

Tenure: Freehold

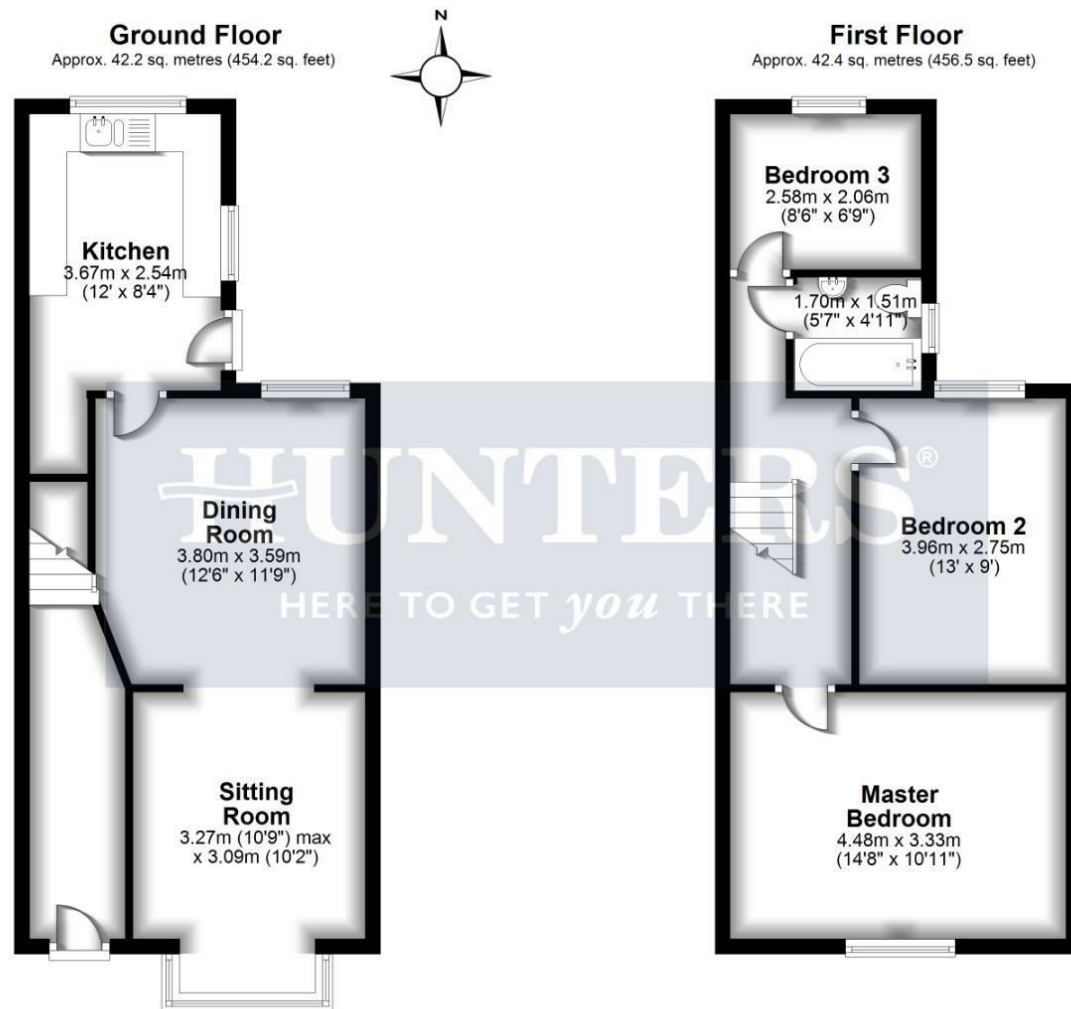
HUNTERS®
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Hengrove Lane, Bristol

DESCRIPTION

Available with NO ONWARD CHAIN this Three bedroom end of terrace family home in the south after location of Hengrove Lane within walking distance to local amenities and transport links to the City Centre. Briefly comprises: entrance hallway, lounge, dining room and kitchen all to the ground floor. To the first floor are three good size bedrooms and bathroom. Further benefiting from gas central heating system, uPVC double glazing, enclosed rear garden, two off street parking spaces located at the rear. Only an internal inspection can fully appreciate all this property has to offer!!!





Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		88	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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.

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

Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 if you wish to arrange a viewing appointment for this property or require further information.

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