

22 Petherton Road, Bristol, BS14 9BP

£465,000

Presenting an immaculate semi-detached house for sale, perfect for families seeking a blend of comfort and style. This property boasts four bedrooms, two reception rooms, and a stunning kitchen, all meticulously maintained to a high standard.

The property features a total of four bedrooms, three of which are sizable doubles and one single. The first and second bedrooms are enhanced with built-in wardrobes, offering ample storage.

The heart of this home lies in its kitchen, designed with an open-plan layout that is both light and airy. The kitchen island and wood countertops add a touch of class. Natural light streams in, creating a warm and inviting atmosphere that will surely inspire culinary creativity.

The two reception rooms offer versatile living spaces. The first reception room is separate, adorned with a cosy fireplace that adds an element of charm. The second is a snug, perfect for cosy evenings or a

Entrance Porch



Office / Utility Area

21'3" x 5'8" (6.48 x 1.73)



Entrance Hall

Sitting Room

13'8" x 12'6" (4.17 x 3.82)



Snug

13'8" x 11'0" (4.17 x 3.36)



Kitchen / Dining Room

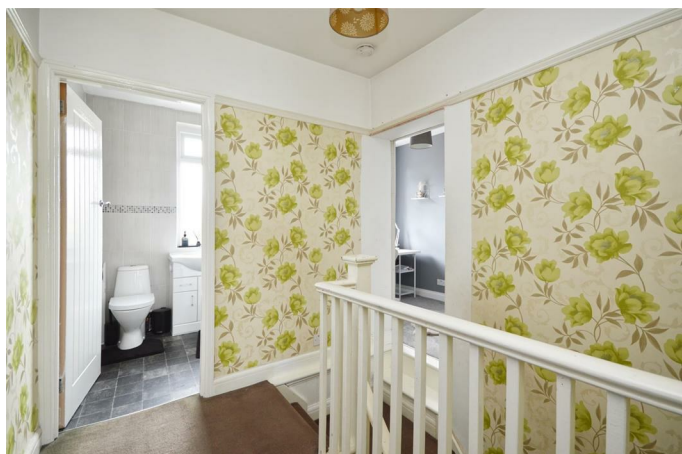
17'8" x 12'3" (5.40 x 3.74)



Ground Floor WC

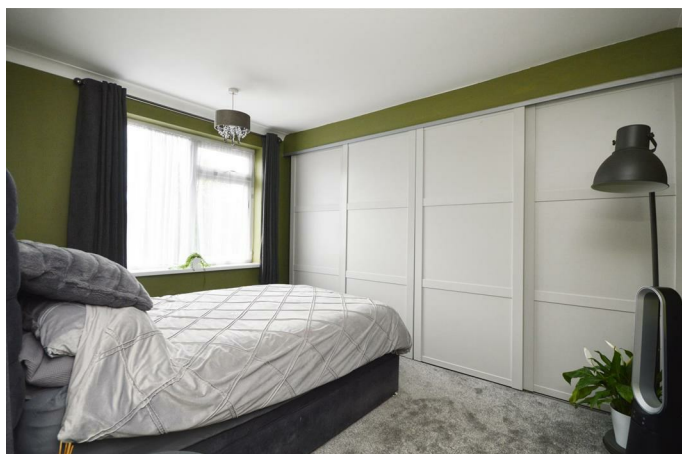


First Floor Landing



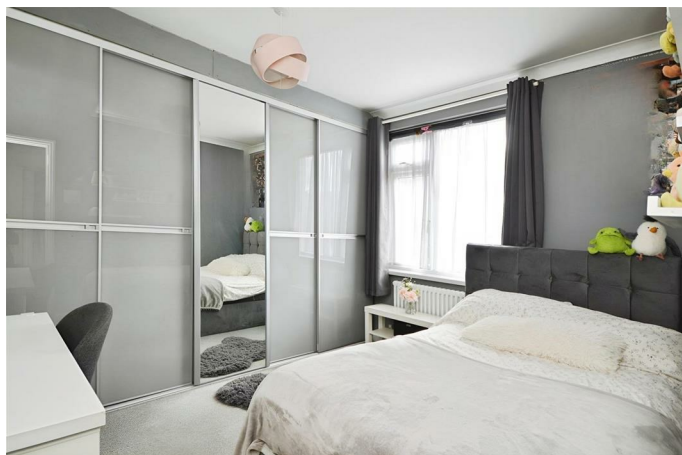
Bedroom One

12'7" x 12'0" (3.86 x 3.68)



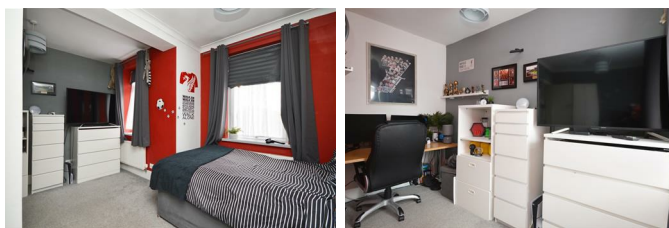
Bedroom Two

12'7" x 11'2" (3.86 x 3.42)



Bedroom Three

13'5" max x 12'10" max (4.09 max x 3.92 max)



Bedroom Four

10'1" x 6'3" (3.09 x 1.92)



Bathroom

7'6" x 5'8" (2.29 x 1.73)



Garage

14'10" x 6'3" (4.53 x 1.92)

Garden Room

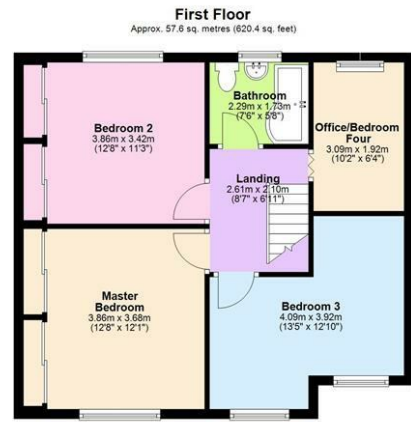
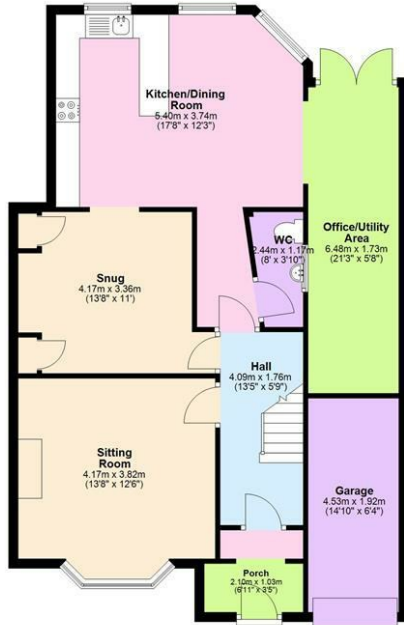
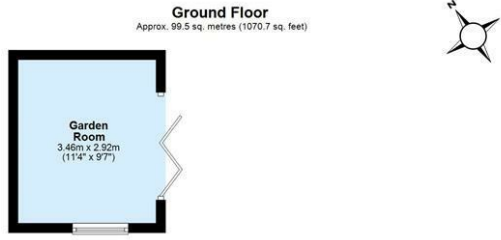
11'4" x 9'6" (3.46 x 2.92)



Garden

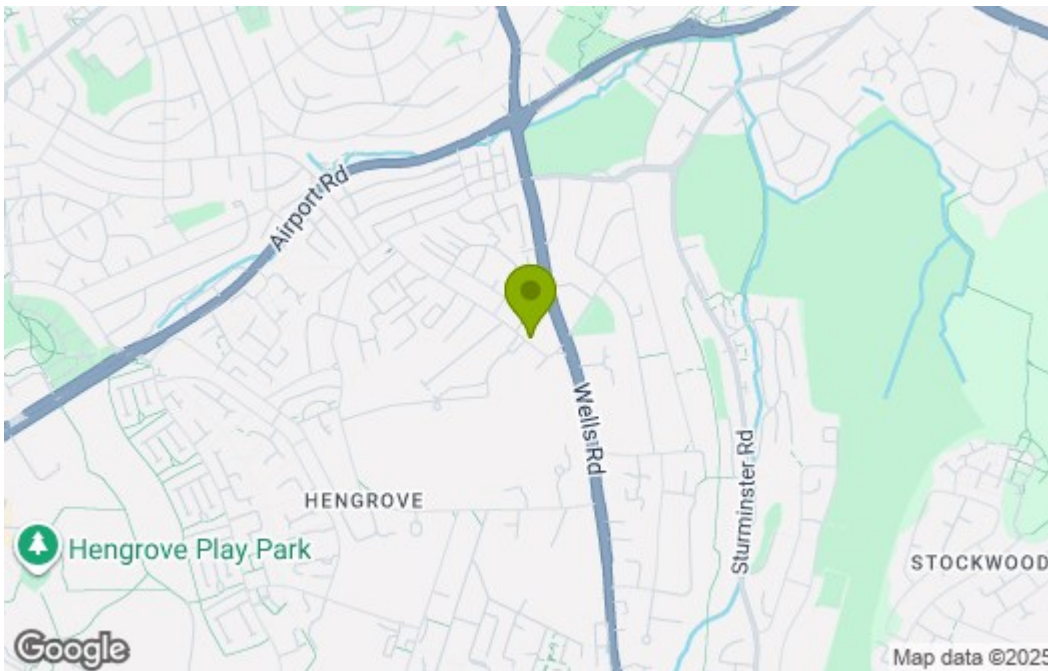


Floor Plan



Total area: approx. 157.1 sq. metres (1691.1 sq. feet)
22 Petherton Road, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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