



## 56 Petherton Gardens, Bristol, BS14 9BS

**£315,000**

This neutrally decorated two-bedroom semi-detached bungalow is for sale in a cul-de-sac setting in Bristol, offering an open aspect to the rear and practical accommodation on one level.

The property includes two double bedrooms, a sitting room and a conservatory, providing defined living and dining or relaxation spaces. There is one bathroom and one kitchen, with uPVC double glazing and gas central heating throughout. Externally, the bungalow benefits from driveway parking, a single garage and a good-sized rear garden, ideal for those seeking outdoor space with a pleasant outlook. The property is offered with no onward chain. The EPC rating is D and the council tax band is C.

The location provides access to nearby schools and local amenities, including day-to-day shopping and services on surrounding areas in this part of south Bristol. Local parks and green spaces are within easy reach for walking and leisure.



## Entrance Hall

### Sitting Room

12'6" x 11'2" (3.83 x 3.41)



## Bedroom One

13'3" x 11'2" (4.04 x 3.41)



## Bedroom Two

10'8" x 10'0" (3.27 x 3.05)



## Kitchen

11'5" x 9'10" (3.50 x 3.01)

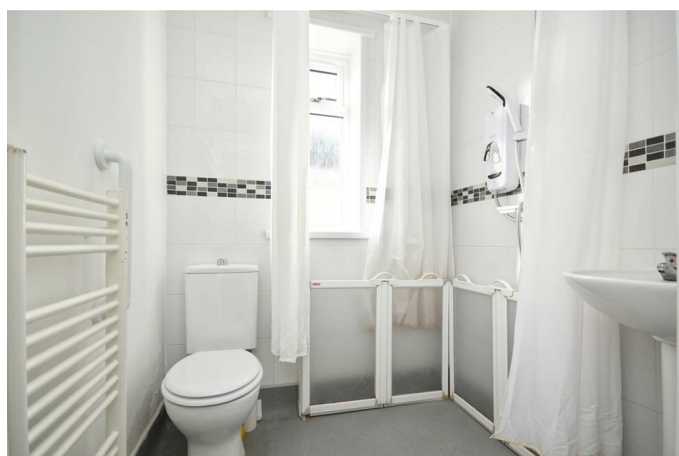


## Conservatory

12'0" x 9'10" (3.67 x 3.00)



## Shower Room



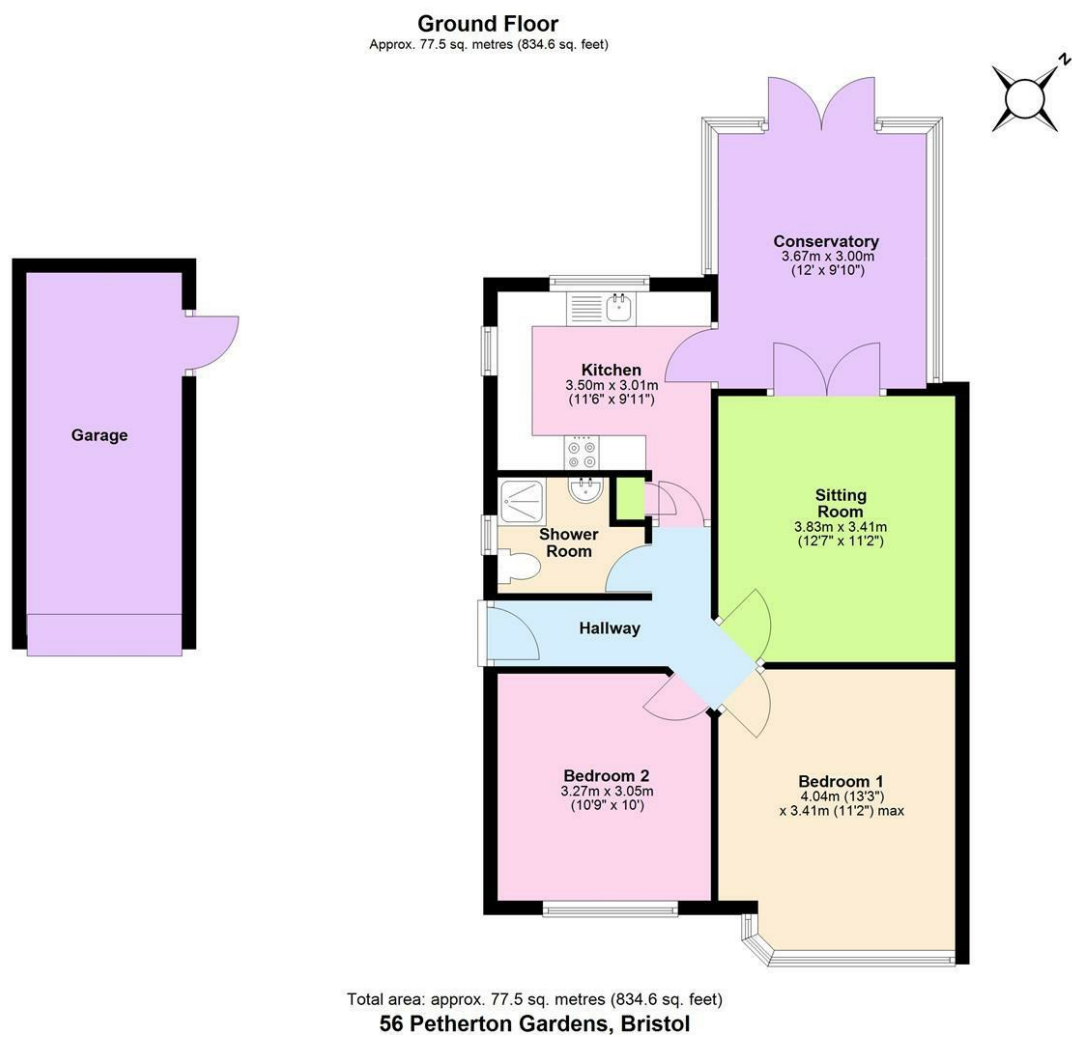
Outside



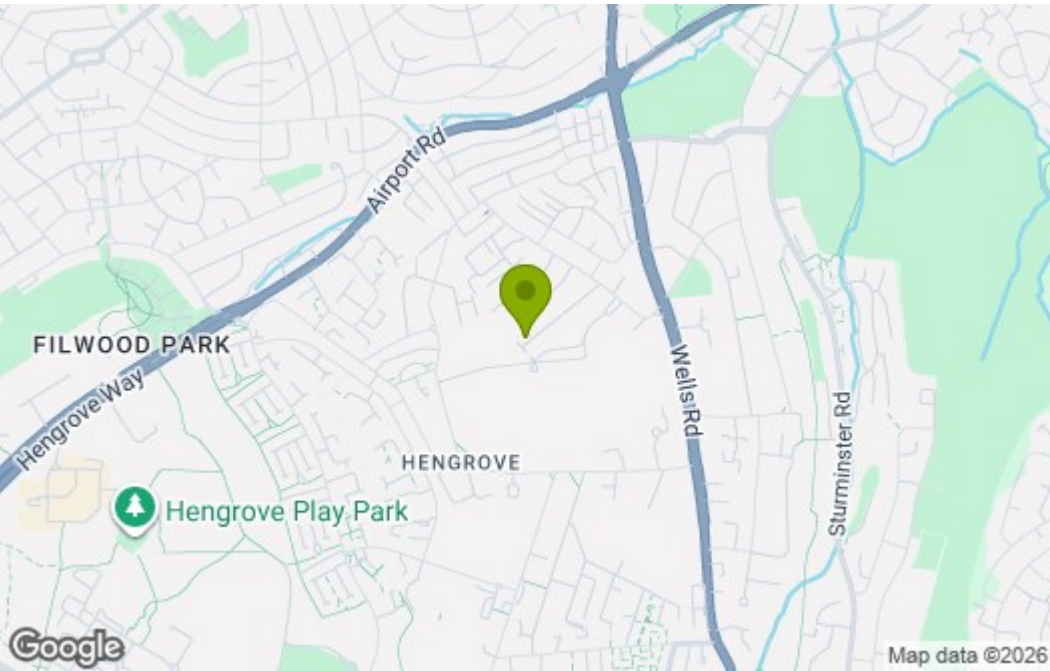
Garage

17'1" x 7'4" (5.21 x 2.24)

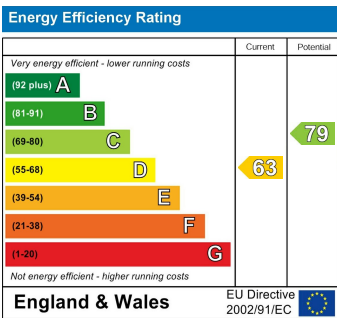
Floor Plan



Area Map



Energy Efficiency Graph



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