

Rose Acre

| Henbury | Bristol | BS10 6SR



ROSE ACRE

Guide Price £359,995

Welcome to Rose Acre, Bristol - a charming location that could be the perfect setting for your new home! This detached bungalow offers great potential to become a perfect retreat with its gardens, and good-sized living room, separate kitchen, three bedrooms and bathroom.

Situated in a lovely neighborhood, this property boasts ample parking space for a number of vehicles, ensuring convenience for you and your guests. The bungalows' design provides a sense of privacy and tranquillity, surrounded by gardens to the front and rear, making it an ideal sanctuary

With its flowing layout, this property offers a comfortable and inviting living space. Whether you're looking to relax in the front-facing reception room or retreat to one of the three bedrooms for a peaceful night's sleep, this bungalow has great potential.

Don't miss out on the opportunity to make this detached bungalow in Rose Acre your new home. Embrace the peaceful surroundings and this lovely property your own. Contact us today to arrange a viewing and take the first step toward making this property your own!



Front

Grass lawn. Mature shrubs and trees. Paved path providing access to the rear garden. Driveway providing off road parking for multiple vehicles. Access to the garage.

Porch

Enter via double glazed French doors with stained glass to the side elevation. Tiled flooring. Doors leading to:

Hall

Radiator. Storage cupboard. Loft access hatch. Doors leading to:

Kitchen/Diner

14'7" max x 9'6" max

Double glazed windows to the side and front elevation. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated Neff oven. Radiator. Concealed Worcester gas combination boiler. Plumbing for washing machine. Integrated base fridge and freezer.

Living Room

17'10" max x 11'4" max

Double glazed full length window to the front elevation. Double glazed window to the side elevation. Two radiators. Gas fireplace with stone surround and wooden mantlepiece.

Bedroom One

11'5" max x 11'7" expanding to 13'6" max

Double glazed window to the rear elevation. Radiator. Built-in wardrobes.

Bedroom Two

9'7" max x 10'9" max

Double glazed sliding patio doors to the rear elevation. Radiator.

Bedroom Three

9'4" max x 6'2" max

Double glazed sliding doors to the side elevation. Radiator.

Shower Room

10'4" max x 7'11" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Level access mobility wet room style shower with fitted shower seat. Vinyl flooring. Tiled walls. Radiator.

Cloakroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Part tiled walls. Radiator.

Garden

Enclosed rear garden. Paved patio. Grass lawn. Mature shrubs and trees. Flower borders. Fishpond. Outside light. Built-in storage cupboard providing access to the front aspect.

Garage

8'7" max x 18'0" max

Single garage. Manual up and over door. Glazed window to the rear elevation. Power and light.

Additional Information

Freehold. Council Tax Band D (Bristol City). EPC rating D.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



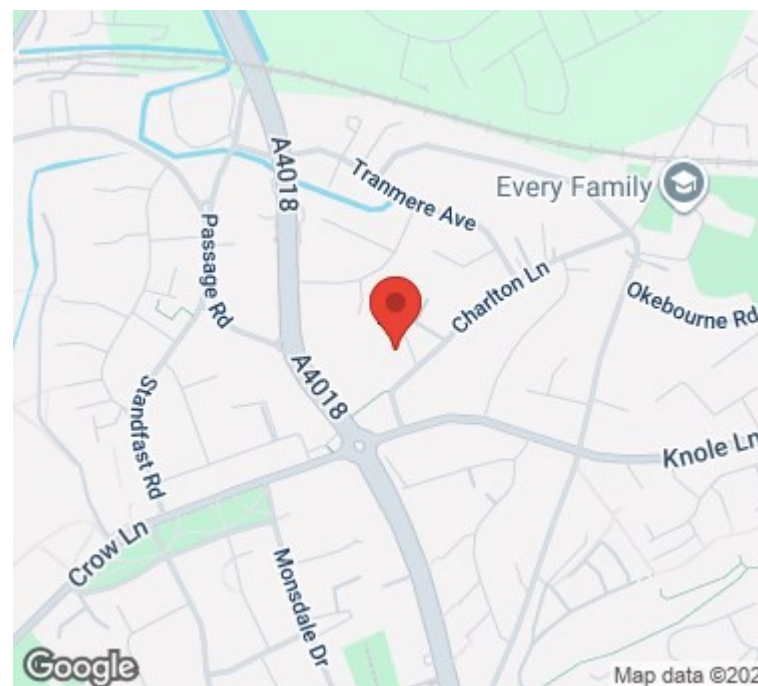
Call Hern & Crabtree to arrange a viewing on 02920 228135

Approx Gross Internal Area
84 sq m / 901 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(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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Hern & Crabtree

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.