



## 139 Stockwood Road, Bristol, BS14 8JN

**£350,000**

This three-bedroom semi-detached house is offered for sale in Bristol and provides a practical layout suited to families and first-time buyers. Neutrally decorated throughout, the ground floor includes an open-plan sitting/dining room and a separate kitchen, together with a ground floor WC. Upstairs, there are two double bedrooms and one single bedroom, along with a modern family shower room featuring a rain shower.

Externally, the property benefits from a driveway and single garage, providing useful off-street parking and storage. A good size garden to the rear. The EPC rating is C and the council tax band is C.

The house is located in a sought-after residential area with convenient access to local amenities, schools and green spaces. Nearby parks and walking routes, as well as local woods and a nature reserve, offer opportunities for outdoor recreation.

Stockwood is served by regular bus routes into Bristol city centre and surrounding districts, giving access to the wider transport network. Bristol Temple Meads station, reachable by bus or car, provides rail services

## Entrance Hall

### Ground Floor WC



## Sitting / Dining Room

24'10" x 16'9" (7.58 x 5.11m)



## Kitchen

10'7" x 8'6" (3.25 x 2.61)



## First Floor Landing

## Bedroom One

13'8" x 10'0" (4.18 x 3.07)



## Bedroom Two

11'0" x 10'0" (3.36 x 3.07)



## Bedroom Three

10'7" x 6'8" (3.25 x 2.05)



## Shower Room



## Outside

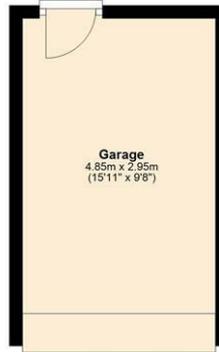


## Garage

15'10" x 9'8" (4.85 x 2.95)

# Floor Plan

**Ground Floor**  
Approx. 56.8 sq. metres (611.2 sq. feet)

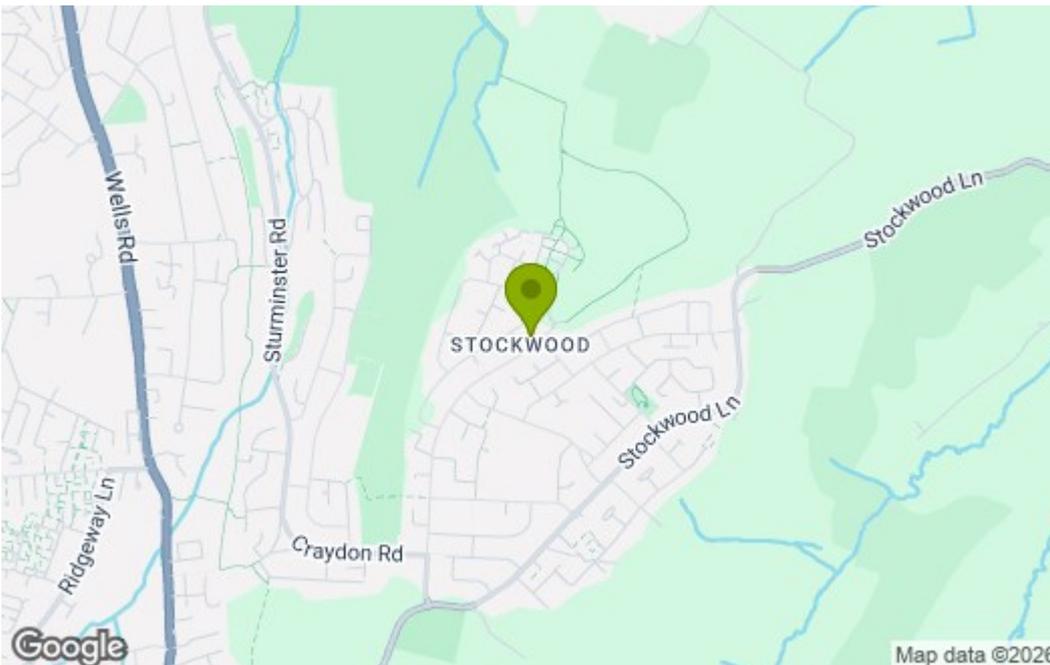


**First Floor**  
Approx. 39.4 sq. metres (424.1 sq. feet)



Total area: approx. 96.2 sq. metres (1035.3 sq. feet)  
**139 Stockwood Road, Bristol**

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		71	78
		EU Directive 2002/91/EC	

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