



## 6 Charnwood Road, Bristol, BS14 0JR

**£375,000**

This three-bedroom semi-detached house is **for sale** in a sought-after residential area of Bristol, benefiting from good access to local amenities, green spaces and schools.

The ground floor comprises an entrance porch leading to a sitting room with archway through to a dining area, a separate fitted kitchen and a dwarf-wall conservatory with replacement roof overlooking the rear garden. The kitchen includes integrated fridge, freezer, dishwasher, oven and gas hob, with a door opening directly to the garden. Upstairs are two double bedrooms and one single bedroom, served by a family bathroom. The property has gas central heating via a Worcester boiler installed in February 2026 and UPVC double glazing. The EPC rating is D and the council tax band is C.

Externally, the house offers a generous driveway providing parking for up to four cars, plus a single detached garage with power, light and an electric roller shutter door. The south-westerly facing rear garden provides an attractive outdoor space.

## Porch

## Hall

## Sitting Room

13'6" x 12'3" (4.13 x 3.74)



## Dining Room

10'4" x 8'2" (3.17 x 2.50)



## Kitchen

11'5" x 7'2" (3.48 x 2.20)



## Conservatory

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



## First Floor Landing



## Bedroom One

13'6" max x 9'2" (4.13 max x 2.81)



### Bedroom Two

9'3" x 9'2" (2.83 x 2.81)



### Loft Room

15'8" max x 11'8" max (4.80 max x 3.58 max)



### Bedroom Three

10'6" x 6'9" (3.22m x 2.08)



### Garage



### Bathroom

6'3" x 6'2" (1.91 x 1.89)



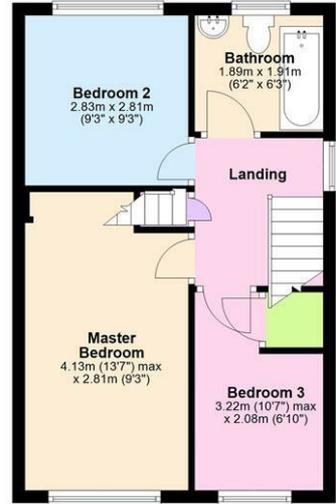
### Outside



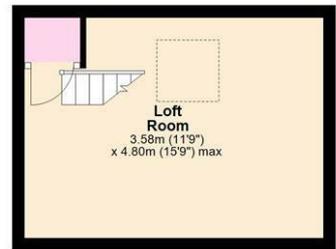
# Floor Plan



**First Floor**  
Approx. 37.4 sq. metres (402.2 sq. feet)

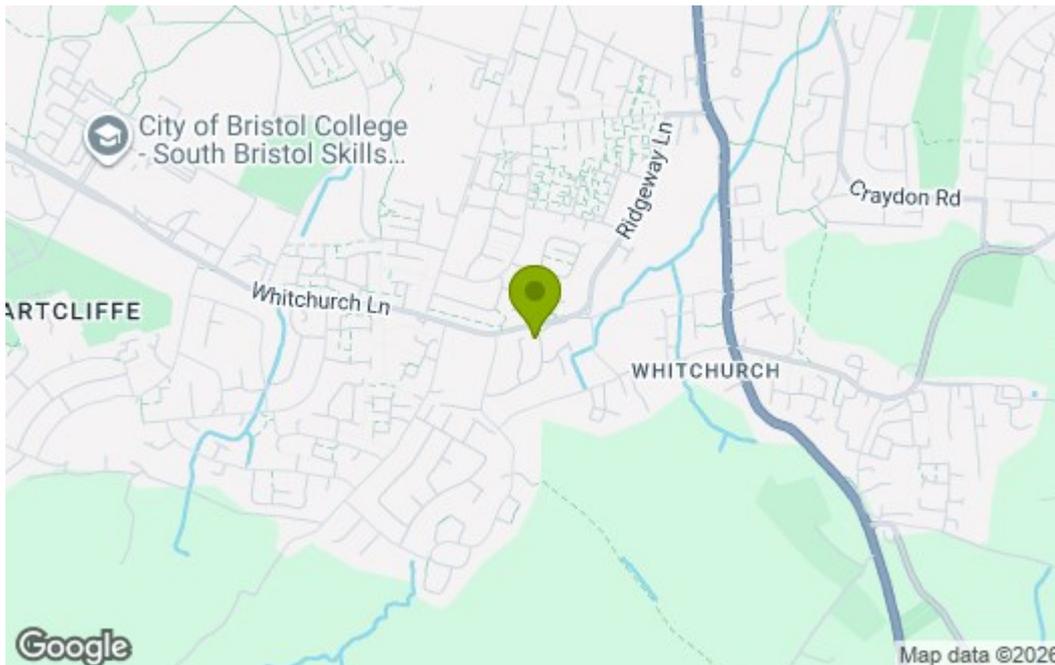


**Second Floor**  
Approx. 17.2 sq. metres (184.9 sq. feet)



Total area: approx. 114.5 sq. metres (1232.7 sq. feet)  
**6 Charnwood 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>		<b>66</b>	<b>76</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>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.