

9 SWANE ROAD  
STOCKWOOD  
BRISTOL  
BS14 8NQ  
£345,000



GREGORYS  
ESTATE AGENTS



**SITUATED IN THE POPULAR RESIDENTIAL AREA OF STOCKWOOD, CAN BE FOUND THIS WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME.**

**The property benefits from a traditional two floor arrangement, offering comfortable room proportions throughout, sure to appeal to an array of buyers. The property welcomes with an entrance hall leading to a full length lounge diner benefitting from ample natural light from the dual aspect windows. To the rear of the ground floor a fitted kitchen can be found, with side access leading to the rear garden. Upstairs, the property offers three bedrooms, two of which are double in nature, and a three piece family bathroom presented with a neutral white suite.**

**Externally, the property enjoys a generous plot, boasting double driveway parking to the front aspect, and a well presented west facing garden to the rear. Additionally, a single detached garage offers practical storage/workshop space, a welcome addition to the offering.**

**Sure to be a popular choice, an early viewing comes highly recommended.**

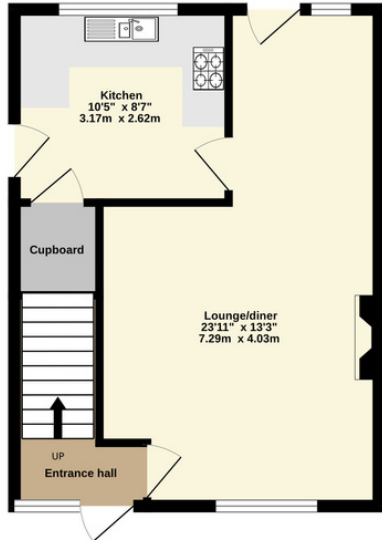




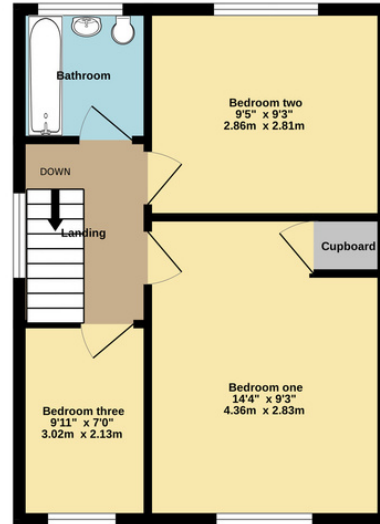




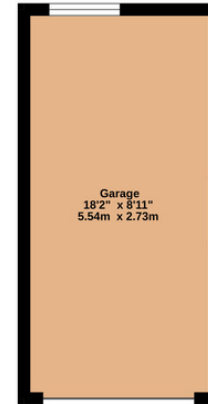
Ground Floor



1st Floor



Garage



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy performance certificate (EPC)

9 Swane Road BRISTOL BS14 8NQ	Energy rating <b>C</b>	Valid until:	7 April 2034
		Certificate number:	4534-7724-0300-0465-6206

Property type	Semi-detached house
Total floor area	75 square metres

### Rules on letting this property

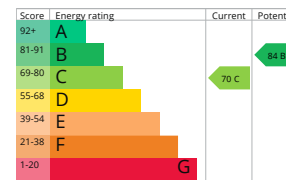
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).  
(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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