

12 CLATWORTHY DRIVE
HENGROVE
BRISTOL
BS314 9RU
£337,500



GREGORYS
ESTATE AGENTS

An impressively sized, semi detached property set within a large plot only a short stroll to nearby schools. Offered for sale with no onward chain, this lovely family home also provides superb potential for extension and re-development (subject to the relevant permissions).

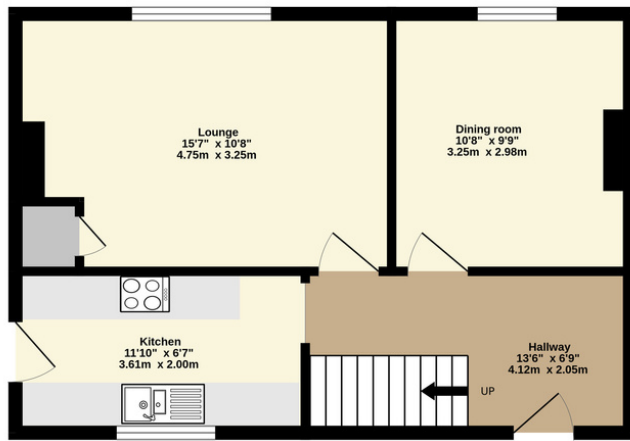
Externally a block paved, gated driveway provides off street parking for a number of vehicles, whilst to the rear a sunny, south facing garden can be enjoyed. The rear garden is currently divided into two areas. One area, landscaped and offering a lawned area, with the second, currently a natural area where neighbouring properties have converted into further secure driveways, accessed via the gated vehicle lane. To the side aspect a selection of brick built outbuildings offer exterior storage or perhaps utility spaces.

Internally the property comprises a welcoming hallway, two formal reception rooms and a separate kitchen comprising modern fitted units and with access to the side aspect and out buildings. To the first floor can be found three bedrooms, all of which provide generous room proportions and a superb bathroom, complete with a contemporary three piece white suite. Furthermore the property benefits gas central heating via a combination boiler and is double glazed. An internal viewing is highly recommended to appreciate all the property has to offer.

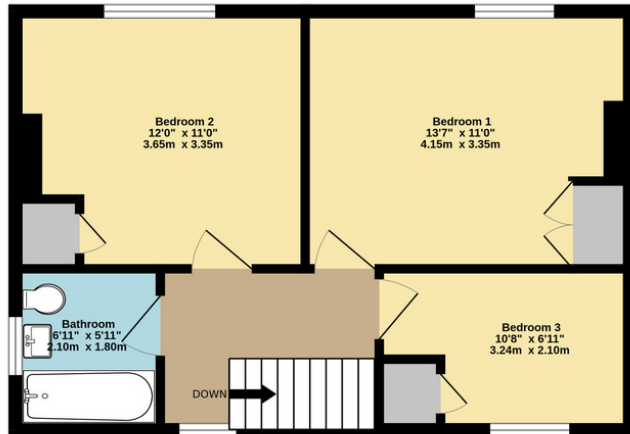
PLEASE NOTE - the outbuilding shown in the images is not included in the sale, although is available via separate negotiation.







1st Floor
440 sq.ft. (40.8 sq.m.) approx.



Energy performance certificate (EPC)

12 Clatworthy Drive BRISTOL BS14 9RU	Energy rating D	Valid until: 5 September 2033 Certificate number: 8637-4921-8200-0074-9202
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Property type: Semi-detached house
Total floor area: 84 square metres

Rules on letting this property

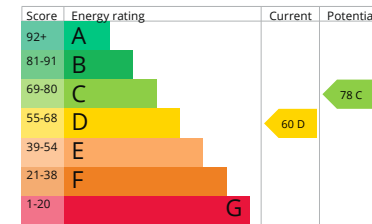
Properties can be let if they have an energy rating from A to E.

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 current energy rating is D. It has the potential to be C.

[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

