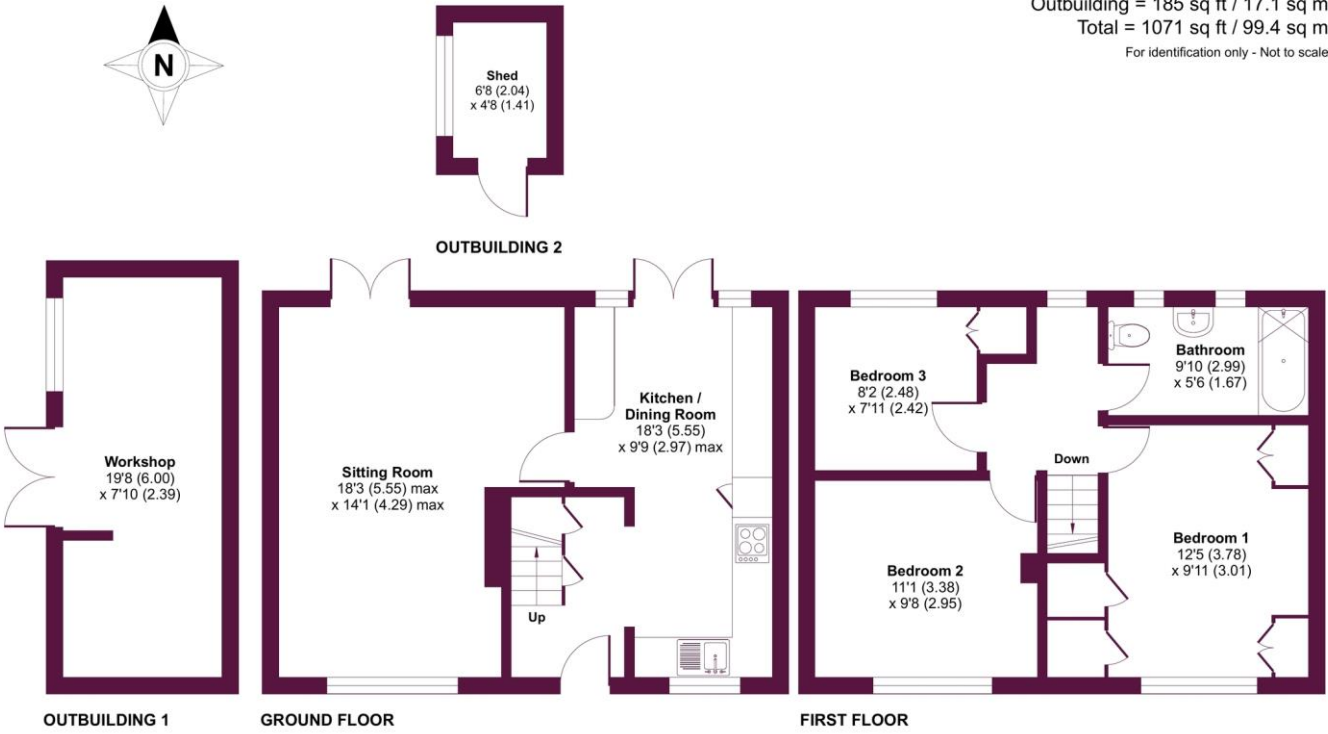




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	82
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
		

Holbrook Crescent, Hartcliffe, Bristol, BS13

Approximate Area = 886 sq ft / 82.3 sq m
Outbuilding = 185 sq ft / 17.1 sq m
Total = 1071 sq ft / 99.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Andrews Estate Agents. REF: 1221534



The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatements, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use the floorplans as a general guide to room layout and design only, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches/

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

Holbrook Crescent,
Hartcliffe
BS13 0EU
£265,000

Energy Efficiency Rating: C

Three bedroom house with private driveway and rear garden



Hartcliffe is a district in the south east city of Bristol. It is bordered by Brislington, Whitchurch and Knowle. There are many amenities, community groups and parks, convenient shopping and supermarkets and well respected local schools. The area has excellent transportation links to Bristol city centre. This suburb is fast becoming the place to buy for excellent value and conveniently located property

Three-Bedroom Terraced Home with Driveway and Exceptional Garden

This family home in BS13 offers a perfect blend of comfort, style, and practicality. With a spacious driveway accommodating at least two cars and a magnificent private rear garden, this property ticks all the boxes for modern family living.



Summary

- Private driveway
- Three bedrooms
- Private garden
- Open plan kitchen-diner
- Workshop in the rear garden
- Council tax code B

Highlights



Interested in this property?
For viewings and advice please get in touch with our Southville Sales branch on 0117 963 3000