



15 HARDWICK CLOSE
NORTH COMMON
BRISTOL
BS30 8YJ
£369,950

Offered to the market with no onward chain and positioned within this popular cul-de-sac in north Common, can be found this extended, semi-detached property.

Externally the property benefits a driveway to the front and side aspect with off street parking for multiple vehicles. A single garage provides further parking or secure storage, complete with power and light supply and with personal access to the garden. The rear garden is a delightful space, laid to patio and lawn with attractive borders full of plants and shrubs.

Internally the property benefits a single storey extension, positioned to the rear of the property and spanning the entire width, this additional space provides further living space. Entrance to the property is via the hallway, where multiple storage cupboards and a cloakroom can be found. The lounge can be found to the front aspect with bow bay window overlooking the front garden. The rear reception incorporates the extension and provides a wonderful open plan kitchen/diner/family room. The kitchen comprises a large number of built in wall and base units and a selection of integrated appliances. The room provides a view and direct access to the rear garden via double glazed 'French doors' with a further double glazed window and 'Velux' windows flooding the room with natural light.

To the first floor can be found three bedrooms, two generous double rooms, with the third being a comfortable single room. The bathroom completes the accommodation and comprises a three piece white suite. Furthermore the property is double glazed throughout and heated via a gas combination boiler.

The property is positioned within a small cul-de-sac in North Common. A popular area, particularly with families with highly reputable local schools and lovely open walks available. For those commuters, public transport links are readily available, whilst the Bath to Bristol cycle path is only moments away. A must view.

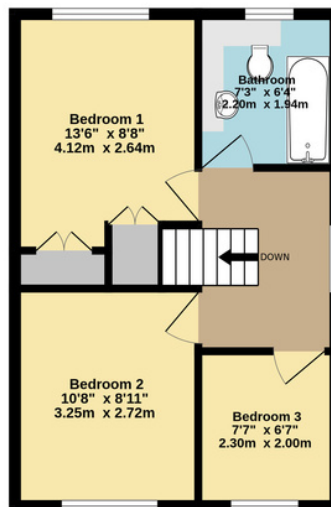
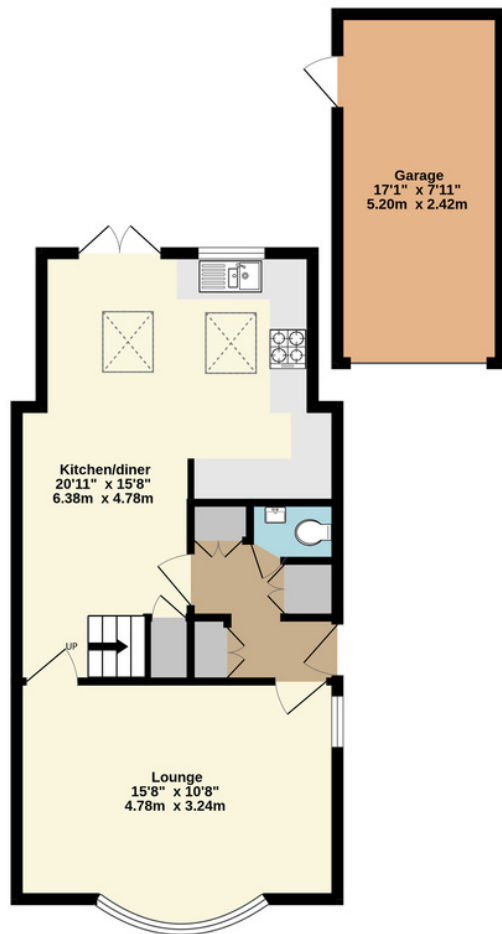






Ground Floor
623 sq.ft. (57.9 sq.m.) approx.

1st Floor
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 sq.m.) approx.

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)

15 Hardwick Close Warmley BRISTOL BS30 8YJ	Energy rating C	Valid until:	28 October 2035
		Certificate number:	9340-2568-7500-2025-3615

Property type	Semi-detached house
Total floor area	79 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.

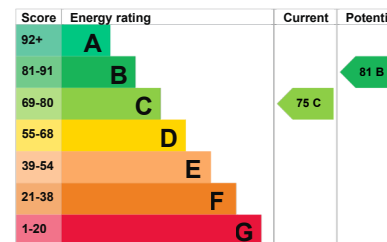
[See how to improve this property's energy efficiency.](#)

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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