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HERE TO GET *you* THERE

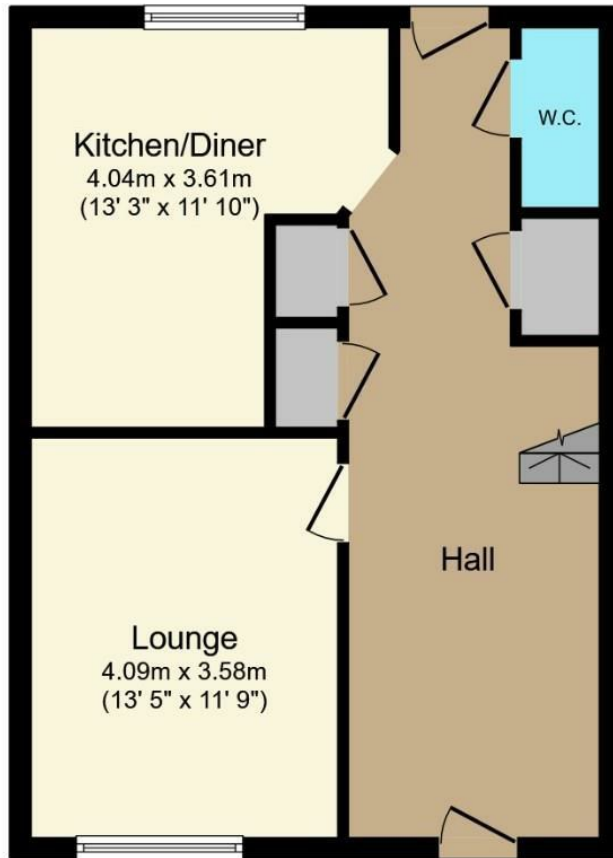
3 Burnbush Close, Stockwood, Bristol, BS14 8LQ

## 3 Burnbush Close, Stockwood, Bristol, BS14 8LQ

£290,000

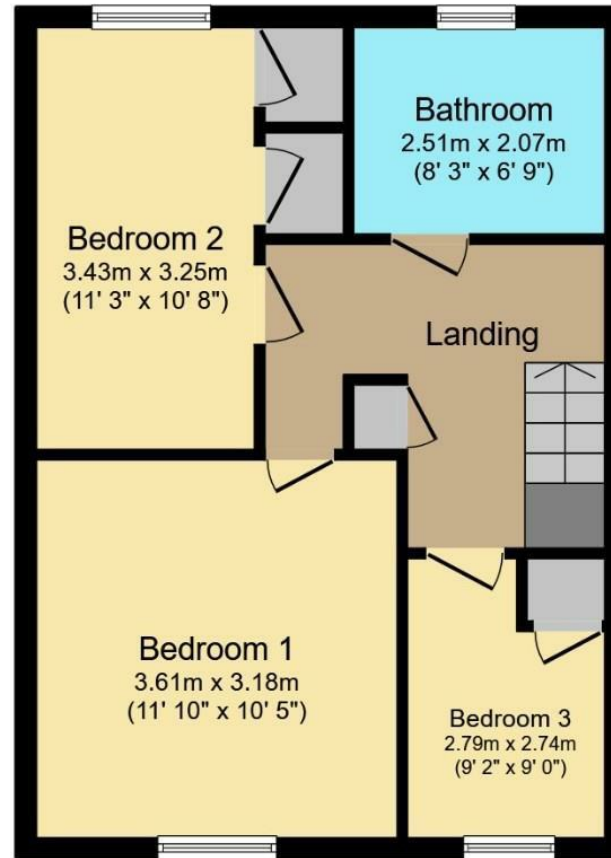
Presenting a three-bedroom terraced house for sale in a strong local community, perfect for families and couples alike. The property is in need of some modernising, which presents an exciting opportunity for the new owners to personalise and create their dream home. On entering the property, you are greeted by a separate reception room, offering a versatile space that could be utilised as a living room, home office or playroom. The kitchen offers a dining space, perfect for family meals or entertaining guests. The property proudly boasts three bedrooms, two of which are spacious and one double. These rooms are adaptable spaces that can accommodate various layouts to suit your needs, whether you require a home office, a children's room or guest accommodation. In addition, there are two toilets which although aren't detailed here, add to the convenience and functionality of the property. The location of this property is a strong selling point. The community is vibrant and supportive, making it an ideal place for both families and couples. In conclusion, this terraced house, while requiring some updating, is brimming with potential. The right vision could transform it into a stunning family home, in a location that is both friendly and welcoming. This property is a blank canvas waiting for the perfect buyers to shape it into their ideal home all offered with no onward chain!!

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### Ground Floor

Floor area 46.0 m<sup>2</sup> (495 sq.ft.)



### First Floor

Floor area 49.2 m<sup>2</sup> (530 sq.ft.)

**TOTAL: 95.2 m<sup>2</sup> (1,025 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		Current	Potential
Very 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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**ENTRANCE HALLWAY**

24'5 x 5'9 max 2'10 min

Entrance door into hallway, stairs rising to first floor,

**LOUNGE**

13'5 x 11'9

uPVC double glazed window to front elevation,

**KITCHEN/DINER**

13'3 x 11'10

uPVC double glazed window to rear elevation, fitted with a range of wall and base units with work tops over incorporating single stainless steel sink unit with mixer tap over, electric oven, gas hob with hood over, plumbing for automatic washing machine, space for fridge freezer, ceiling spot lights, vinyl flooring.

**INNER LOBBY**

Two storage cupboards, door too..

**CLOAKROOM**

5'3 x 2'7

Low level w.c, pedestal wash hand basin.

**FIRST FLOOR LANDING**

8' x 8'10 max

Doors to accommodation, loft access.

**BEDROOM ONE**

11'10 x 10'5

uPVC double glazed window to front elevation, radiator, built in storage cupboard.

**BEDROOM TWO**

10'8 x 11'3

uPVC double glazed window to rear elevation, radiator, storage cupboard.

**BEDROOM THREE**

9'2 x 9'0

uPVC double glazed window to front elevation, radiator.

**BATHROOM**

6'1 x 5'8

uPVC double glazed window to rear elevation, low level w.c, pedestal wash hand basin set within vanity unit, laminate flooring.

**OUTSIDE****FRONT GARDEN**

Path to front door, mainly laid to lawn,

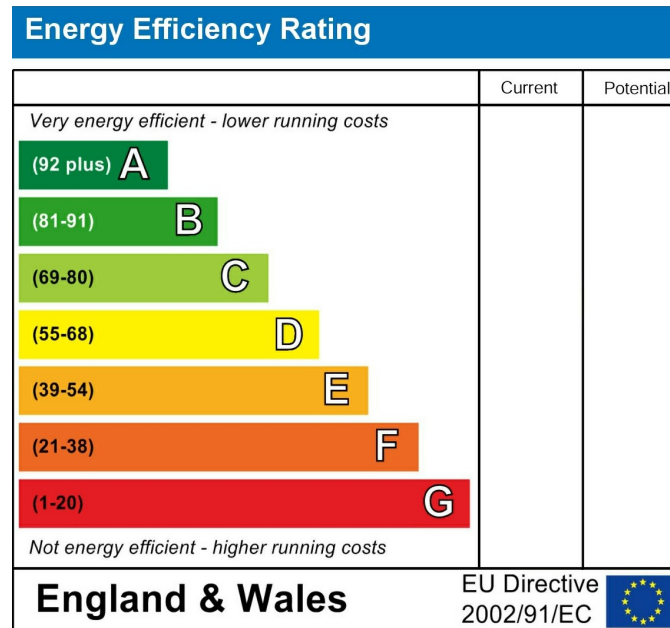
**REAR GARDEN**

Boundary enclosed by fencing, shingled and bark area, remainder mainly laid to astro, double gates leading to the rear with the option of off street parking, garden shed, two block built storage sheds.

**Material Information - Whitchurch**

Tenure Type; FREEHOLD

Council Tax Banding;



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







