



Wells Close, Bristol

, BS14 0PD

£335,000



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Wells Close, Bristol

DESCRIPTION

This semi-detached property, currently for sale, is in need of modernisation and offers an excellent opportunity for buyers looking to add their personal touch. The extended home boasts three bedrooms, two of which are doubles, and a spacious third room. The property also features a family bathroom. The light, airy lounge at the front of the house is complemented by a kitchen/diner with sliding doors that open onto a charming rear garden. Additional unique features include off street parking and a garage. The property's location is key, offering easy access to public transport links, local amenities, and nearby schools. This property would be ideally suited to families or couples seeking a home to make their own.



ROOMS

ENTRANCE HALLWAY

Double glazed entrance door into hallway, radiator, stairs rising to first floor with storage under.

LOUNGE

Two uPVC double glazed windows to front elevation.

EXTENDED KITCHEN/DINER

Double glazed window to rear and side elevation, double glazed door to rear garden, double glazed sliding doors to rear garden, fitted with a range of wall and base units with work tops over incorporating built in double oven, gas hob with extractor over, plumbing for automatic washing machine, large larder cupboard.

FIRST FLOOR LANDING

Double glazed window to side elevation, loft access.

BEDROOM ONE

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

BATHROOM

Double glazed window to rear elevation, bath with mixer shower over, low level w.c, pedestal wash hand basin, radiator, tiled walls and vinyl flooring.

BEDROOM TWO

uPVC double glazed window to rear elevation, radiator.

BEDROOM THREE

Double glazed window to front elevation, radiator.

OUTSIDE

FRONT

Driveway to front providing off street parking, steps leading to front door, door to garage.

REAR GARDEN

Boundary enclosed by fencing and mature conifer trees, mainly laid to lawn, garden shed, green house.

GARAGE

Up and over door to the front., power & light, workshop area.

Material Information - Whitchutch

Tenure Type; FREEHOLD

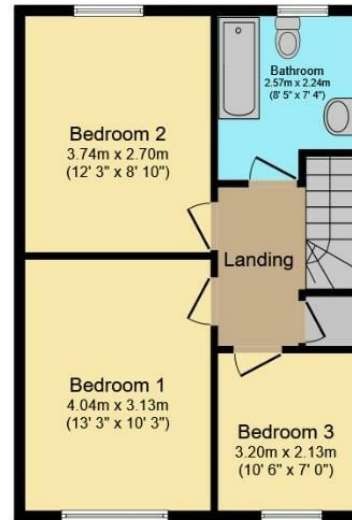
Council Tax Banding; C





Ground Floor

Floor area 61.0 sq.m. (657 sq.ft.)



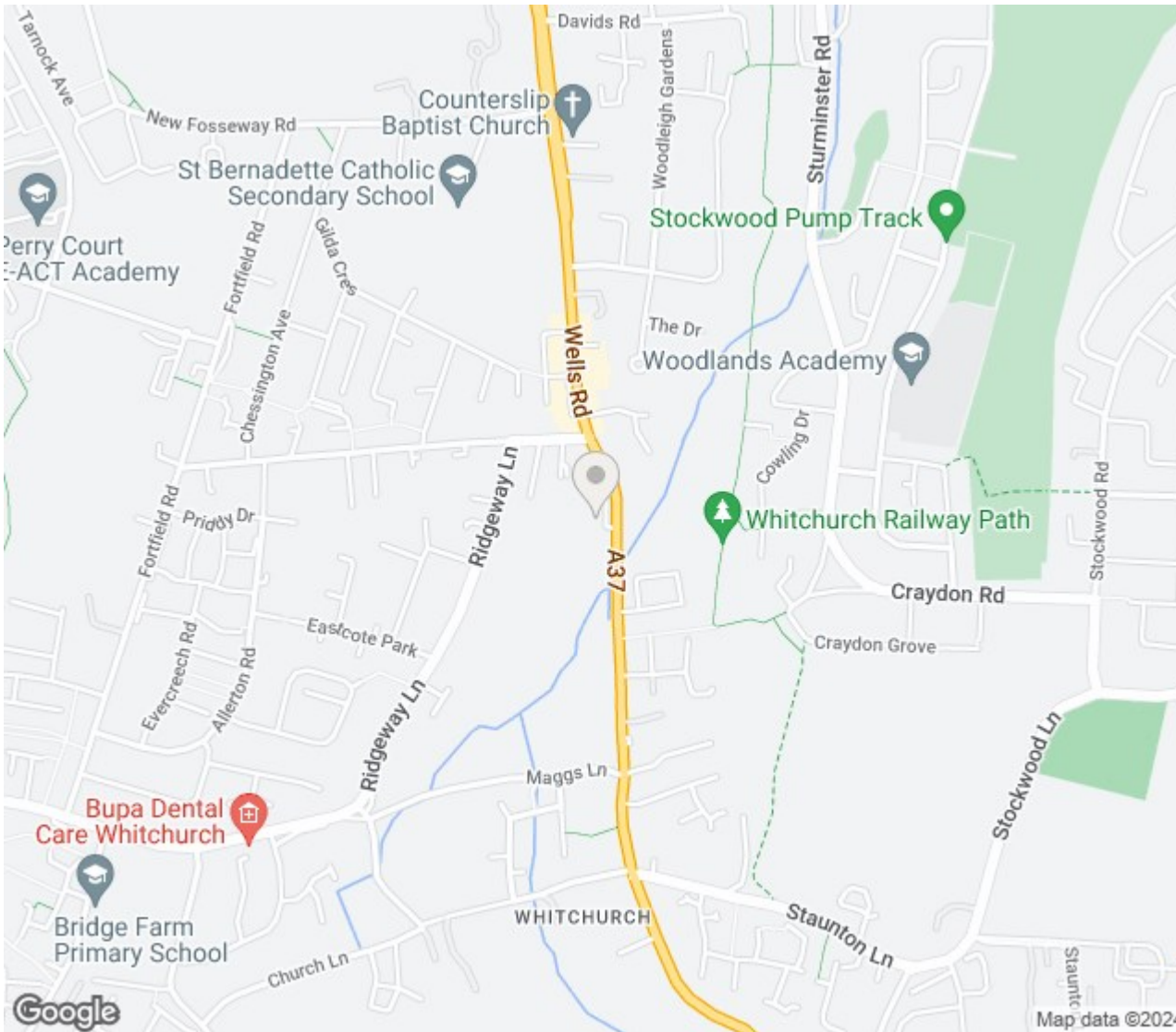
First Floor

Floor area 42.8 sq.m. (461 sq.ft.)

TOTAL: 103.8 sq.m. (1,118 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





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

Thinking of Selling?

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.

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