



Church Lane, Bristol

- Two Bedroom Cottage
- Lounge
- Snug Area
- No Onward Chain
- Village Location
- Kitchen/Diner
- Larger than Average Garden

£375,000

Tenure: Freehold

HUNTERS[®]
HERE TO GET *you* THERE

Church Lane, Bristol

DESCRIPTION

Welcome to this delightful two-bedroom terraced cottage, tucked away in a highly sought-after peaceful village location. This property, which is in good condition, is now for sale, and with no onward chain, you could soon be calling it home.

As you step inside, you'll find a cosy lounge, complete with a charming fireplace, the perfect spot to unwind after a long day. The property boasts a well-sized kitchen with ample space for dining, making it the heart of the home.

The property includes two bedrooms. The first bedroom is a spacious double, offering plenty of room for relaxation. The second bedroom is filled with natural light, creating a bright and airy space. There is also a spacious landing which is currently being used as a snug area.

There's also a large, modern bathroom, providing a place for tranquillity and relaxation.

One of the property's standout features is its mature, larger than average garden. It backs onto open fields, offering stunning, unspoiled views and plenty of green spaces to enjoy.

This terraced cottage would be an ideal home for both families and couples. With its quiet, peaceful location and well-appointed rooms, it's a property that invites you to move in and start making memories.

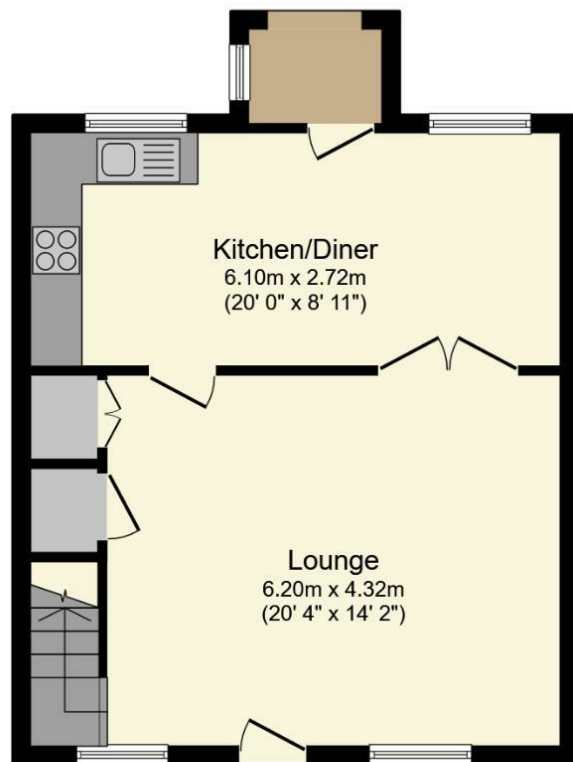


Council Tax:

ENERGY PERFORMANCE CERTIFICATE

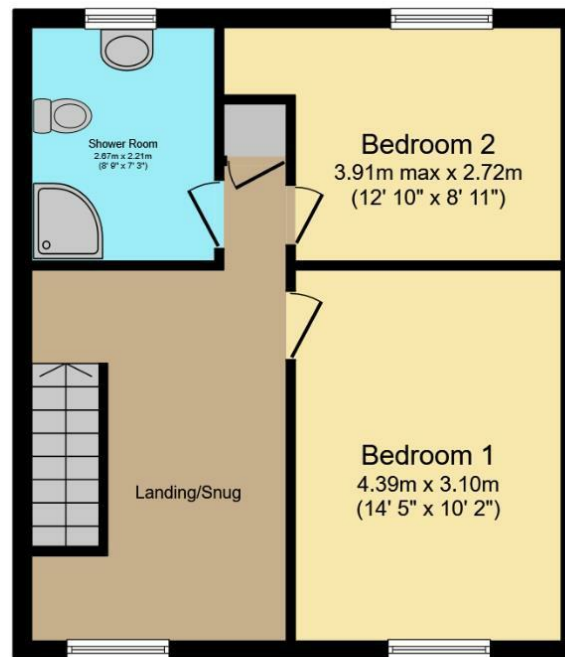
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Ground Floor

Floor area 45.9 m² (494 sq.ft.)



First Floor

Floor area 44.0 m² (474 sq.ft.)

TOTAL: 89.9 m² (968 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

Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 if you wish to arrange a viewing appointment for this property or require further information.

28 Belland Drive, Whitchurch, BS14 0EW

Tel: 01275 891444 Email:

whitchurch@hunters.com <https://www.hunters.com>



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.

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

