



Gorlangton Close, Bristol

- Three Bedrooms
- Kitchen/Diner
- Cloakroom
- Off street Parking
- Gas Central Heating

- Mid Terraced Home
- Lounge
- Shower Room
- Enclosed Rear Garden

£265,000

Tenure: Freehold

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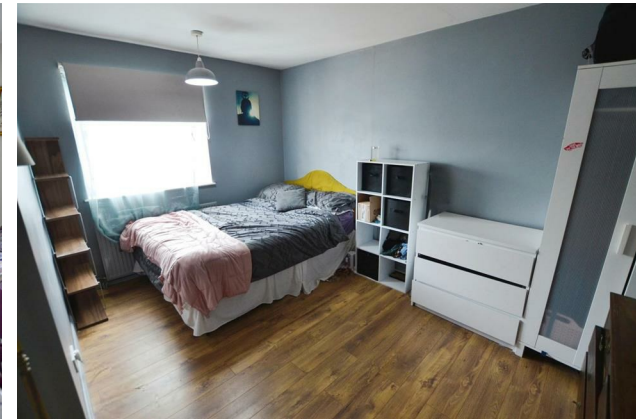
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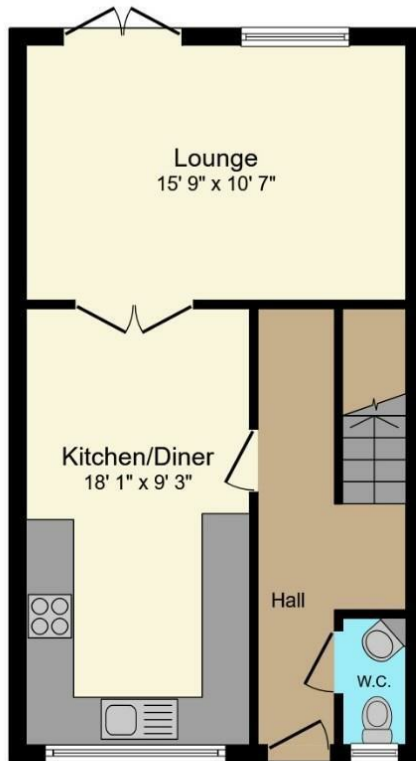
DESCRIPTION

Presenting this fantastic terraced property, currently listed for sale ideal for first-time buyers, families, or couples. The dwelling comprises three bedrooms, two of which are double-sized while the third is a single. In addition, the property includes a shower room, creating a comfortable space for all occupants.

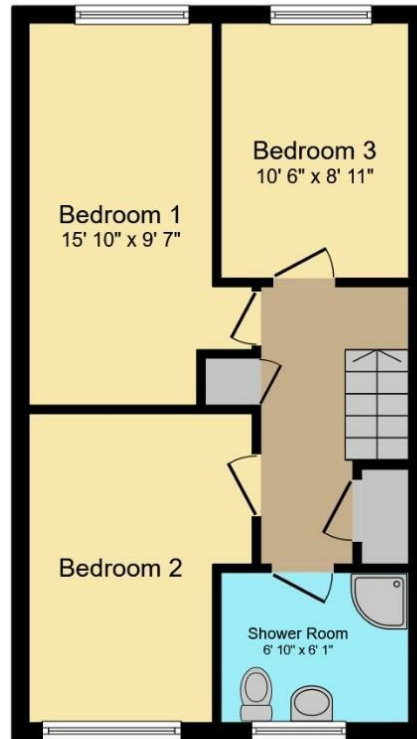
One of the unique features of the house is its layout, with a kitchen-diner located at the front and a lounge towards the rear. The lounge boasts patio doors that open up onto a delightful garden, offering an ideal location for relaxation or entertaining guests. Plus, the convenience of private parking to the front is not to be overlooked.

Location-wise, this property ticks all the boxes. Not only are there excellent public transport links nearby, but it is also in close proximity to local schools and other amenities, making it an ideal place for families or couples.





Ground Floor
Floor area 455 sq.ft.



First Floor
Floor area 455 sq.ft.

TOTAL: 909 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.

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



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	
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

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

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