



## Ashwell Close, Bristol

- No Chain
- End-Terrace
- Lounge
- Cloakroom
- Three Bedrooms
- Off-Street Parking
- Kitchen Diner
- Excellent Views

**£290,000**

**Tenure: Freehold**

**HUNTERS<sup>®</sup>**

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# Ashwell Close, Bristol

## DESCRIPTION

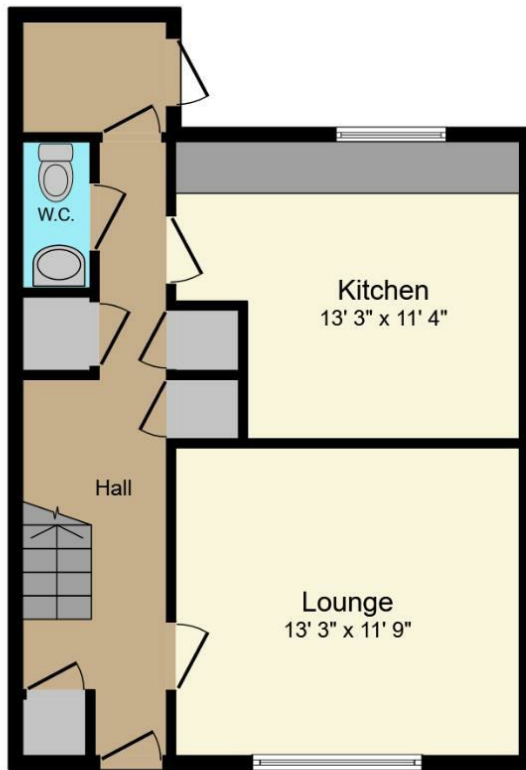
Presenting this delightful three-bedroom home located in the charming area of Stockwood, offered with no onward chain with in easy access to local amenities and good transport links to the City Centre and surrounding areas.

On the ground floor, you will find a spacious lounge perfect for relaxation and entertaining, a modern kitchen diner that serves as the heart of the home, a convenient cloakroom, and a hall with ample storage. The first floor features three generously sized bedrooms, providing ample space for family and guests, and a well-appointed family bathroom.

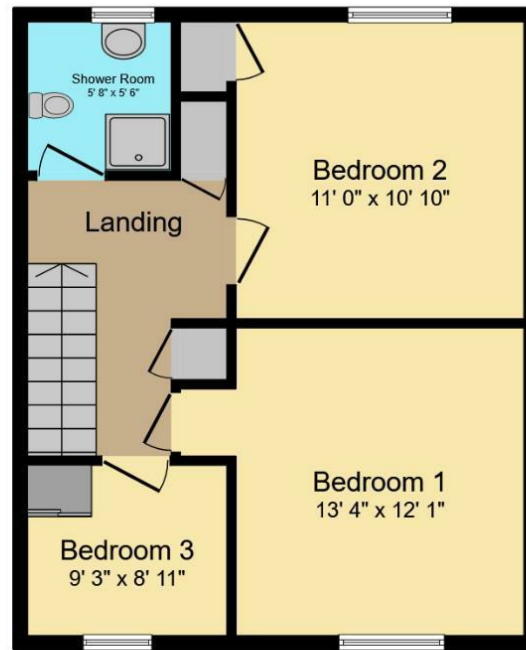
Externally, the property boasts a lovely rear garden ideal for outdoor activities and leisure, as well as off-street parking for added convenience. The front garden enhances the property's curb appeal with its beautiful views across the Stockwood nature reserve.

Don't miss the opportunity to make this wonderful home your own. Contact us today to arrange a viewing.





**Ground Floor**  
Floor area 469 sq.ft.



**First Floor**  
Floor area 444 sq.ft.

TOTAL: 912 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)

### 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>



## 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 <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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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