



Churston Close, Bristol

- Extended Family Home
- Converted Garage
- L-Shaped Kitchen
- Three Bedrooms
- Conservatory
- Off-Street Parking

£416,000

Tenure: Freehold

HUNTERS[®]
HERE TO GET *you* THERE

Churston Close, Bristol

DESCRIPTION

Presented to the market is this three-bedroom, semi-detached extended home located in Whitchurch.

On the ground floor, the property features an entrance hall, a lounge with a dining area, a conservatory, and a large L-shaped kitchen. The kitchen provides access to what was originally the garage, now repurposed as a bedroom. This versatile space could also serve as a snug room, home office, or playroom.

Upstairs, there are two double bedrooms, a single bedroom, and a family bathroom.

Externally, the property boasts an enclosed, established rear garden with a variety of mature shrubs and trees, as well as a storage shed. The front of the property offers off-street parking for multiple cars.

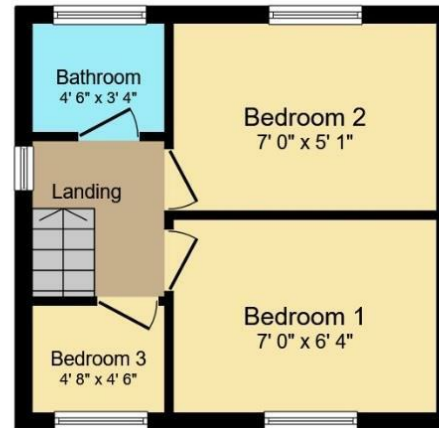
Contact us today to view this property.



Council Tax: C



Ground Floor
Floor area 617 sq.ft.



First Floor
Floor area 277 sq.ft.

TOTAL: 894 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>



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	Current	Potential	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			England & Wales		
	EU Directive 2002/91/EC			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

