

# HUNTERS®

HERE TO GET *you* THERE

**3 Charnwood Road, Bristol, BS14 0JR**

**Asking Price £390,000**

**Property Images**

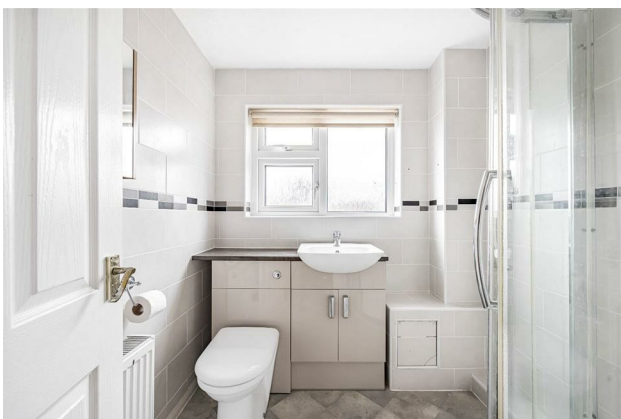
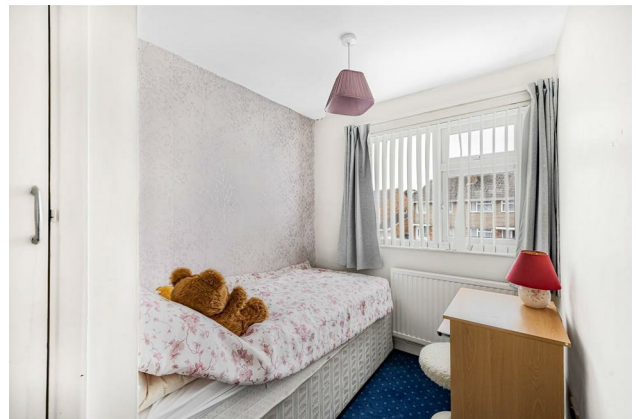




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## Property Images



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**Approximate Gross Internal Area 1214 sq ft - 113 sq m  
(Including Garage)**

Ground Floor Area 814 sq ft – 76 sq m

First Floor Area 400 sq ft – 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Link Detached Beds: 3 Bathrooms: 1 Reception: 3  
Tenure: Freehold



Presenting this extended three-bedroom detached house, now available for sale in a highly sought after location. Perfectly suited to first-time buyers and families, this impressive home is positioned conveniently for excellent public transport links, reputable nearby schools, and a selection of local amenities.

The property offers generous living accommodation with three well-designed reception rooms. Upon entering, you are welcomed by an open-plan reception area complete with a charming fireplace, creating a cosy yet versatile space for entertaining or relaxing. A second open-plan reception room enhances the living experience, while the third reception room boasts delightful views across the well-maintained garden and direct access to this inviting outdoor space, ideal for hosting gatherings or enjoying peaceful moments.

Upstairs, the home features three bedrooms comprising two spacious doubles and a comfortable single, providing flexible accommodation for families of all sizes. The modern shower room is finished to a high standard, offering convenience and practicality.

Externally, the property benefits from a private garden, perfect for outdoor enjoyment and family activities. In addition, there is ample parking and a single garage, catering to your storage and vehicle needs.

This extended detached house represents an exceptional opportunity to acquire a superb family home in a desirable neighbourhood.

## Features

• Link Detached Home • Three Bedrooms • Three Reception Rooms • Kitchen • Downstairs Cloakroom • Garage • Off-Street Parking • Enclosed Rear Garden • No Onward Chain • Extended