



**Hillside Close, Paulton, Bristol, BS39 7PN**

**£320,000**



- Energy Rating - D
- Parking & Garage
- Council Tax Band - C
- Tenure - Freehold
- Enclosed Rear Garden
- Loft Room
- Close Commuting Distance To the City Of Bristol
- 3D Interactive Tour

Nestled in the charming area of Hillside Close, Paulton, Bristol, this delightful semi-detached property offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The inviting living areas provide a warm atmosphere, perfect for both relaxation and entertaining. The layout is designed to maximise space and light, creating a welcoming environment throughout. The location of this home is particularly appealing, situated in a peaceful location. Paulton offers a range of local amenities, including shops, schools, and parks, making it an excellent choice for families. Additionally, the property benefits from good transport links, ensuring easy access to Bristol and surrounding areas. This property is well presented throughout and early viewings are highly recommended. The property briefly comprises; Entrance hall, kitchen, bathroom, Bedroom Two, Bedroom Three, Lounge, Conservatory with access to rear garden. To the First floor the bedroom with en-suite. The property further benefits from off street parking, garage, loft conversion and Upvc double glazing. Call Barons today on 01761 411411 to arrange your viewing.

**Kitchen 8'0" x 11'6" (2.46m x 3.53m )**

**Living Room 15'3" x 11'1" (4.65m x 3.38m )**

**Conservatory 10'9" x 8'6" (3.28 x 2.61)**

**Office 6'3" x 6'7" (1.91m x 2.01m )**

**Bedroom One (Loft Room) 17'7" x 15'3" max (5.38m x 4.65m max )**

**En-Suite 10'1'4" x 6'2" (30.9 x 1.88)**

**Bedroom Two 11'8" x 10'2" (3.56m x 3.10m)**

**Bedroom Three 11'10" x 8'0" (3.61m x 2.44m )**

**Bathroom 5'2" x 7'6" (1.60m x 2.31m)**









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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) A		77	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63		(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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