

THE  
PROPERTY  
OUTLET

*Bristol's home for Stylish Sales & Lettings*



SWITHINS LANE  
CHARLTON HAYES





ENTRANCE HALLWAY  
CLOAKROOM & W/C  
LIVING ROOM  
KITCHEN/DINING ROOM  
FIRST FLOOR LANDING  
BEDROOM ONE  
EN/SUITE SHOWER ROOM & W/C  
BEDROOM TWO  
BEDROOM THREE  
BATHROOM & W/C  
OUTSIDE  
FRONT GARDEN  
REAR GARDEN  
GARAGE  
OFF ROAD PARKING







## SWITHINS LANE

CHARLTON HAYES, BS34 5FY -  
£359,950



3 Bedroom(s)



2 Bathroom(s)



839.59 sq ft

Nestled in the charming area of Charlton Hayes, Swithins Lane presents a delightful terraced house that is perfect for modern living. Built in 2016, this property boasts a contemporary design and offers a comfortable space for families or professionals alike.

With a generous 840 square feet of living space, the house features a well-appointed reception room that serves as an inviting area for relaxation and entertainment. The property comprises three spacious bedrooms, providing ample room for rest and privacy. Additionally, there are two bathrooms, ensuring convenience for both residents and guests.

The location of Swithins Lane is particularly appealing, as it combines the tranquillity of suburban life with easy access to local amenities and transport links. This makes it an ideal choice for those seeking a balance between comfort and connectivity.

Overall, this terraced house is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the benefits of a modern home. Don't miss the chance to make this property your own.



### PROPERTY SPECIALIST

Mr Carl Mortimore

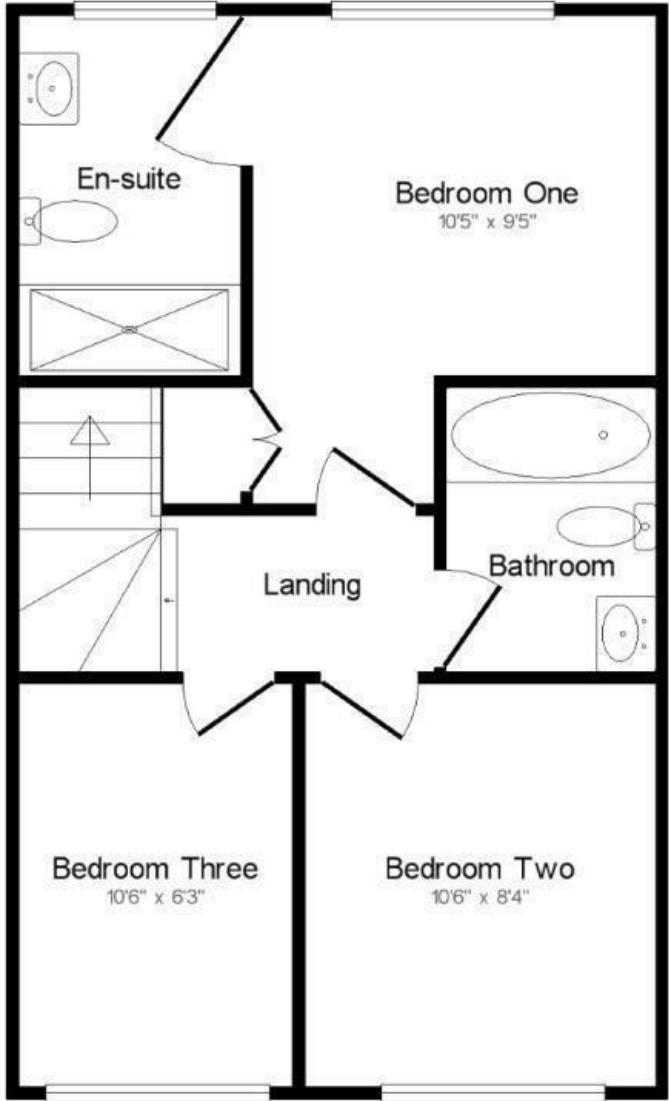
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Branch manager



Ground Floor



1st Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 