



6 Quickthorn Close, Bristol, BS14 0RG

£250,000



- Energy Rating - C
- Cosy Lounge
- Good Size Rear Garden
- Kitchen with Oven & Hob
- Gas Central Heating
- Two Bedroom Home
- Garage
- Perfect For First Time Buyers
- Upvc double glazing
- Good Location

Welcome to this immaculately presented 2-bedroom terraced house, where comfort and convenience come together in perfect harmony. Nestled in a peaceful neighbourhood, this lovely home offers an ideal setting for a relaxed and enjoyable lifestyle.

The property features a neat and tidy design with contemporary finishes. It's move-in ready, allowing you to make it your own with minimal effort. There is a good size kitchen with built in oven and hob, a cozy lounge that boasts natural light through the French doors, two comfortable double bedrooms and a family bathroom with shower over the bath.

To the rear of the property is a good size garden laid mainly to stone chippings and patio. There is also rear access and a garage. This home further benefits from; upvc double glazing and gas central heating.

Kitchen 8'3" x 5'6" (2.54 x 1.70)

Lounge 15'1" x 11'6" max (4.60 x 3.51 max)

Bedroom One 11'6" max x 9'6" (3.51 max x 2.92)

Bedroom Two 11'6" x 8'2" (3.53 x 2.49)

Bathroom 6'2" x 5'6" (1.88 x 1.70)

Council Tax Band - B

Tenure Status - Freehold









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		86	(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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