



**Cleeve Hill,
Bristol, BS16 6HQ**

**PRICE: Offers Over
£500,000**

Property Features

- Semi Detached Home
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen & Utility Room
- Cloakroom
- Bathroom with Shower
- Garage & Parking
- Private Rear Garden
- No Chain
- **MUST BE VIEWED**

Full Description

Welcome to this charming property located in the popular area of Cleeve Hill, Bristol. This delightful home boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for the whole family to unwind and rest comfortably. The property features a well-appointed bathroom, ensuring convenience and functionality for your daily needs.

Situated in the heart of Bristol, this home offers the perfect blend of tranquillity and urban convenience. Whether you're looking to enjoy a peaceful evening in the comfort of your own home or explore the vibrant city life, this property provides the ideal setting for both.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and discover the endless possibilities that this property has to offer.

Entrance Porch

Entrance Hall

Cloakroom

Living Room
17'5" x 13'7" (5.31m x 4.15m)

Dining Room
13'5" x 12'3" (4.09m x 3.74m)

Kitchen
8'7" x 7'7" (2.63m x 2.33m)



Utility Room
8'8" x 6'10" (2.66m x 2.09m)

First Floor Landing

Bedroom 1
16'7" x 12'3" (5.07m x 3.74m)

Bedroom 2
13'5" x 10'7" (4.09m x 3.25m)

Bedroom 3
9'3" x 7'7" (2.83m x 2.33m)

Bathroom

Separate W.C.

Front Garden

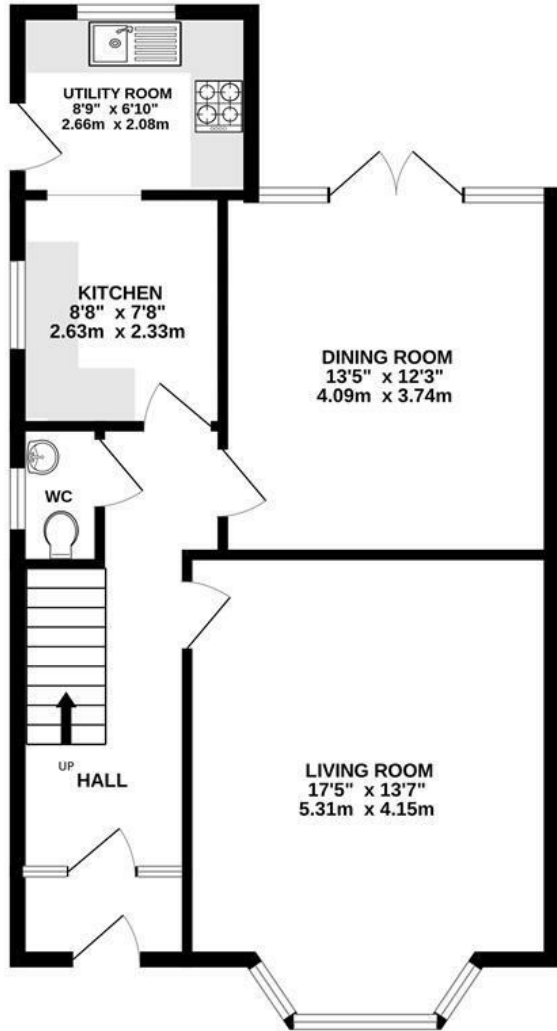


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

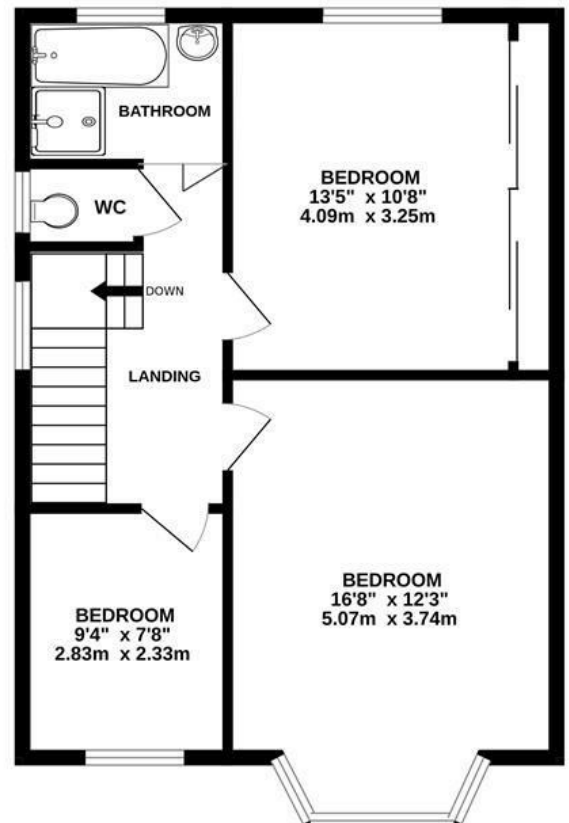
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements