



## 12 Matthews Close, Bristol, BS14 8NL

**£330,000**

Presenting a charming semi-detached property, listed for sale, and in good condition. This property makes an ideal home for families and couples alike. Situated in a strong local community with various local amenities in proximity, the location is both convenient and engaging.

The residence comprises three double bedrooms, providing ample space for relaxation and comfort. The home is also equipped with a solitary, yet spacious bathroom. The property benefits from a well-equipped kitchen, perfect for cooking up a storm.

The heart of the home is the open-plan sitting / dining room with French doors to the rear garden, ideal for both entertaining guests and spending cosy evenings in. A distinguishing feature of this room is the fireplace, adding a touch of warmth and character to the space.



## Entrance Porch

## Hall

## Sitting / Dining Room

24'3" x 13'2" (7.41 x 4.02)



## Sitting Area



## Dining Area



## Kitchen

10'10" x 8'4" (3.31 x 2.56)



## Utility Area

9'6" x 8'2" (2.92 x 2.49)

## First Floor Landing



## Bedroom One

14'5" x 9'3" (4.40 x 2.82)



### Bedroom Two

9'4" x 9'1" (2.86 x 2.79)



### Garage

15'1" x 8'2" (4.62 x 2.49)

### Rear Garden



### Bedroom Three

9'10" x 7'0" (3.01 x 2.14)



### Bathroom

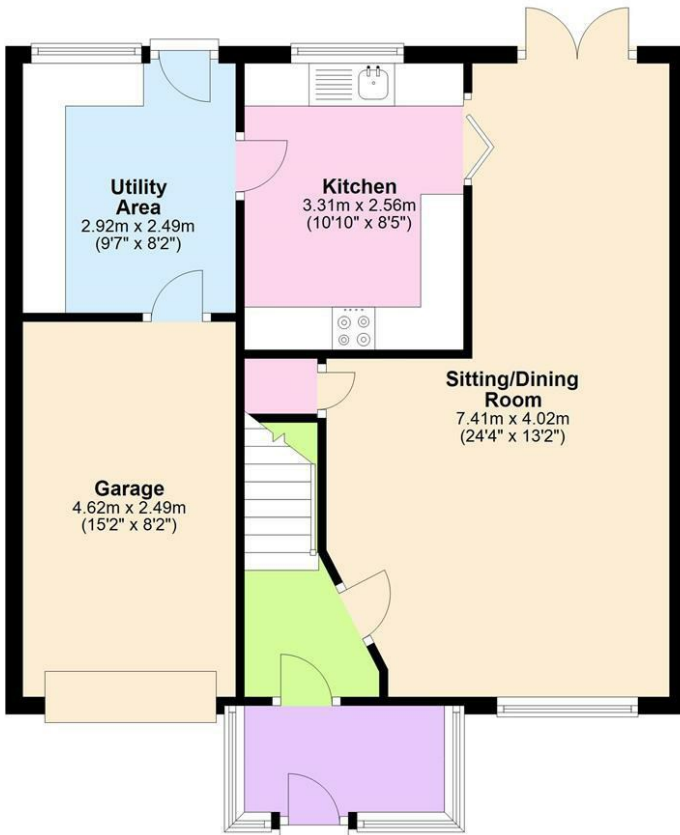
6'10" x 6'4" (2.09 x 1.94)



# Floor Plan

## Ground Floor

Approx. 59.7 sq. metres (642.7 sq. feet)



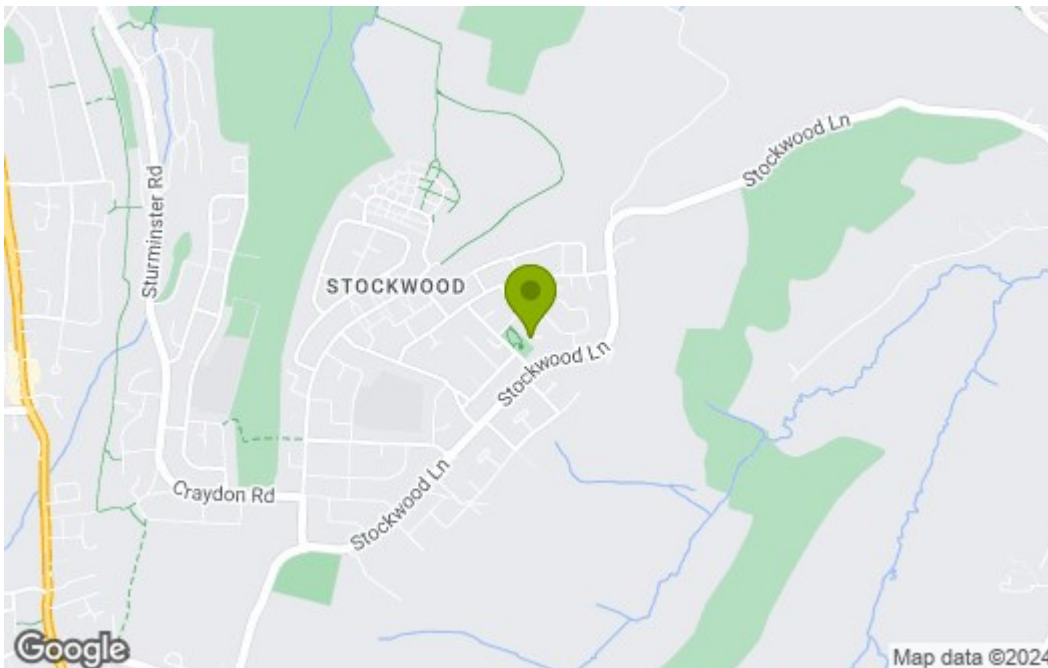
## First Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



Total area: approx. 96.7 sq. metres (1041.0 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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