



## 9 Hawksmoor Close, Bristol, BS14 0RE

**£264,500**

On offer for sale is this well-maintained terraced property in a highly sought-after location, abundant with public transport links, nearby schools, and local amenities. This property is in good condition and is ideal for families or couples seeking a home that delivers both comfort and convenience.

The property boasts three bedrooms, two of which are generously sized doubles, and the third is a comfortable single room. Each bedroom provides ample space for rest and relaxation, creating a personal retreat within the home.

The heart of the home is undoubtedly the kitchen, which has been recently refurbished to a high standard. This modern kitchen is perfect for entertaining or simply enjoying a family meal, with plenty of room for cooking and dining.

### Entrance Hall



### First Floor Landing



### Sitting Room

15'10" x 12'7" (4.83 x 3.86)



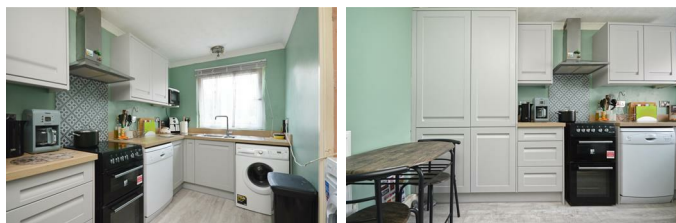
### Bedroom One

13'9" x 10'0" (4.20 x 3.05)



### Kitchen / Diner

13'0" x 9'10" (3.98 x 3.01)



### Bedroom Two

12'2" x 8'5" (3.71 x 2.57)



### Downstairs WC

### Bedroom Three

8'7" x 7'2" (2.62 x 2.19)



### Bathroom

6'2" x 5'9" (1.88 x 1.76)



### Outside

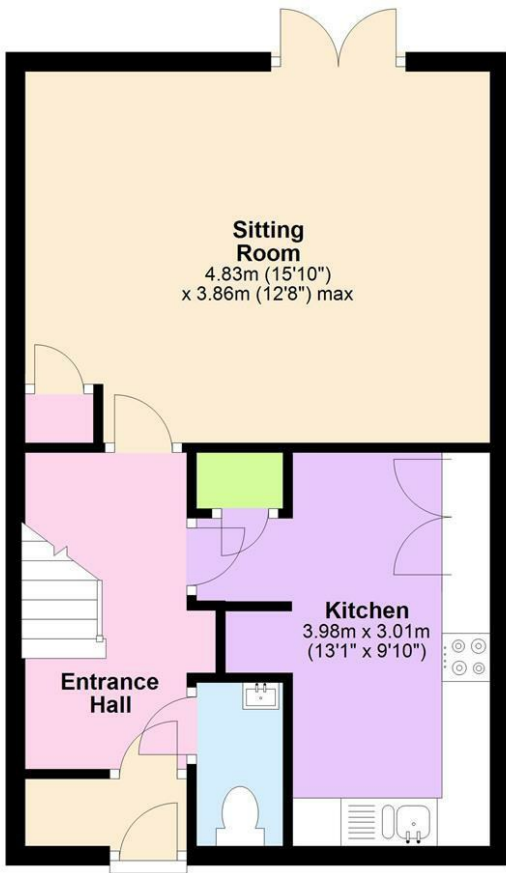


### Garage

## Floor Plan

### Ground Floor

Approx. 38.6 sq. metres (416.0 sq. feet)



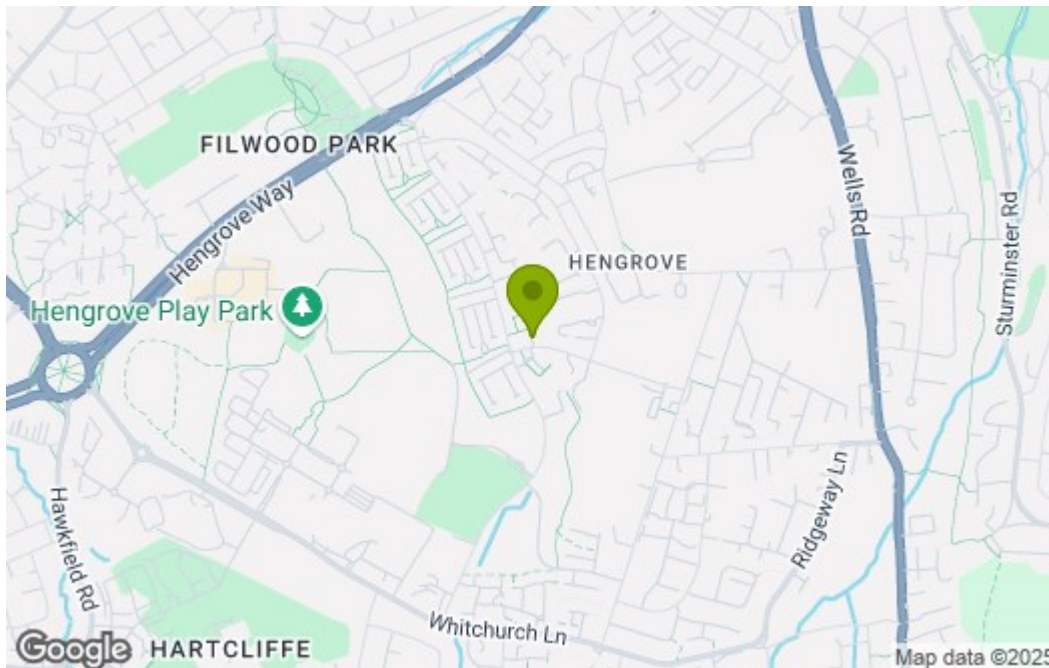
### First Floor

Approx. 38.7 sq. metres (416.3 sq. feet)

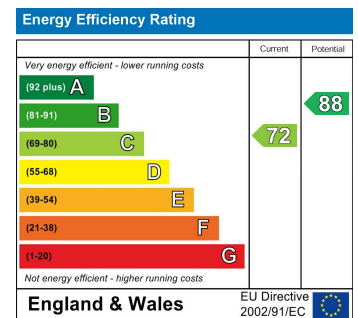


Total area: approx. 77.3 sq. metres (832.3 sq. feet)

## Area Map



## Energy Efficiency Graph



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