



7 Edgefield Close, Bristol, BS14 0NB

£300,000

I am delighted to present this charming terraced house available for sale. This property is an exceptional blend of distinctive character and modern convenience, designed to offer the utmost comfort and luxury.

The home features three beautifully presented bedrooms, including a master bedroom, a spacious double bedroom, and a comfortable single bedroom. Catering to all your daily needs, the house has a separate, well-equipped kitchen featuring a breakfast area, perfect for enjoying your morning coffee in a cozy setting.

The house boasts two elegantly designed reception rooms. The first reception room showcases a fireplace, adding an extra touch of warmth and homeliness to this beautiful dwelling. The second reception room is designed to capture plenty of natural light, with Bifold doors overlooking the garden, providing a tranquil space to relax and unwind.

The house is complete with a fully functional bathroom and a single garage in block, an added convenience for residents. This property has an EPC rating of 'C' and falls under the 'B' council tax band.

Entrance Porch

Sitting Room

18'2" x 15'7" (5.54 x 4.75)



Kitchen / Breakfast Room

15'6" x 10'1" (4.73 x 3.09)



Dining Room

14'4" x 7'2" (4.37 x 2.19)



First Floor Landing

9'0" x 6'4" (2.75 x 1.94)

Bedroom One

14'0" x 9'2" (4.29 x 2.81)



Bedroom Two

10'2" x 8'9" (3.12 x 2.68)



Bedroom Three

10'11" x 6'0" (3.34 x 1.84)



Bathroom

6'3" x 6'1" (1.91 x 1.87)



Outside



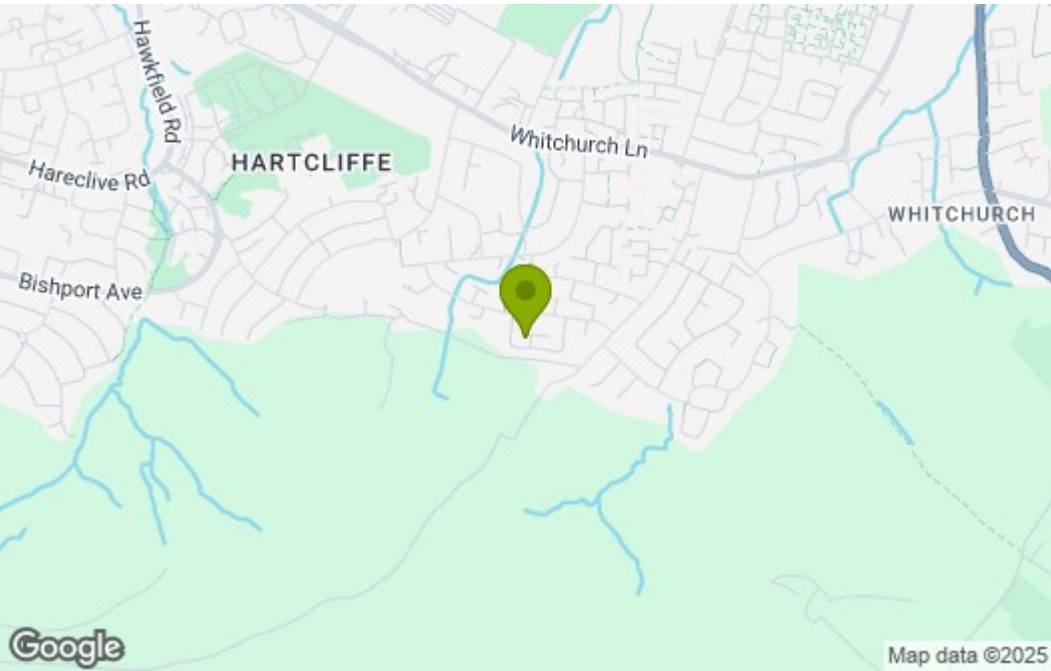
Garage



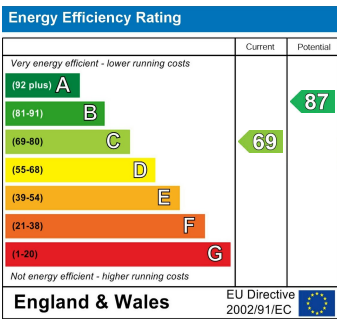
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.