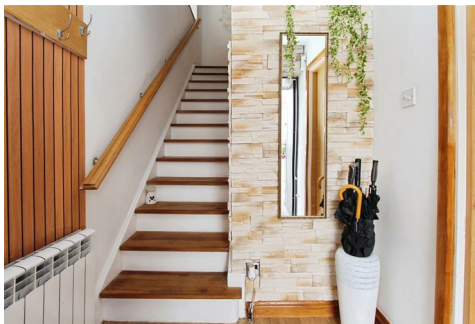




3 Churston Close, Bristol, BS14 0HX

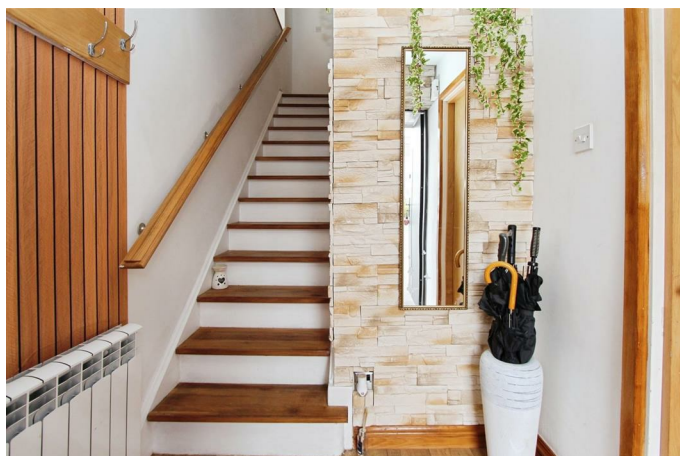
£377,000

Presenting this well-maintained three-bedroom semi-detached house with no onward chain, situated in a sought-after cul de sac location, ideal for both families and first-time buyers. The property benefits from good condition throughout and offers a practical layout designed for comfortable modern living.

Upon entering, you are welcomed by three distinct reception rooms, including sitting / dining room featuring a wood burning stove and a generous dining area with direct access to a charming conservatory—perfect for entertaining or relaxing. Further enhancing the property's appeal, the converted garage offers versatile additional space, suitable as a fourth bedroom, office, or hobby room to suit your lifestyle needs.

The kitchen is fitted with elegant granite countertops, generous natural light, and a dedicated breakfast area, making it a delightful spot for everyday meals. Upstairs, there are three bedrooms: two doubles and one single, ensuring ample space for growing families. The well-appointed family shower room featuring a modern walk-in shower.

Entrance Hall



Dining Area



Sitting / Dining Room

18'9" x 12'9" max (5.74 x 3.91 max)



Conservatory

8'4" x 7'8" (2.56 x 2.35)



Sitting Area



Kitchen / Breakfast Room

15'1" x 10'6" (4.62 x 3.21)



Additional reception Room / Office

12'4" x 9'2" (3.78 x 2.80)



Bedroom Three

7'4" x 6'5" (2.24 x 1.98)



First Floor Landing

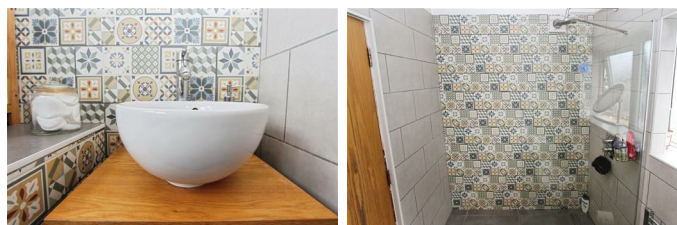
Bedroom One

9'1" x 7'5" (2.79 x 2.27)



Shower Room

7'4" x 4'6" (2.24 x 1.39)

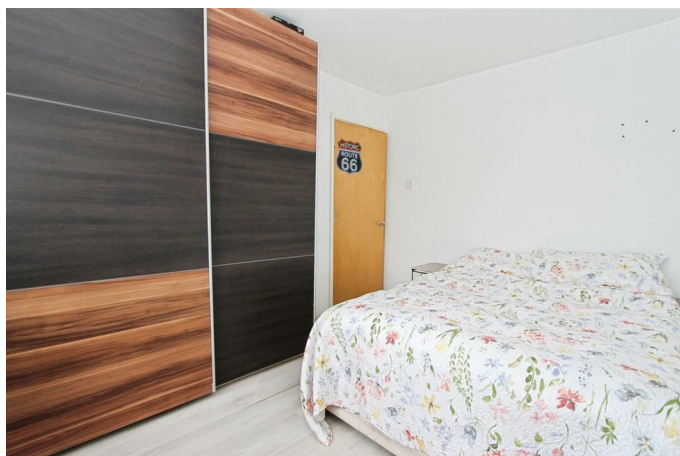


Outside



Bedroom Two

9'4" x 7'5" (2.85 x 2.27)

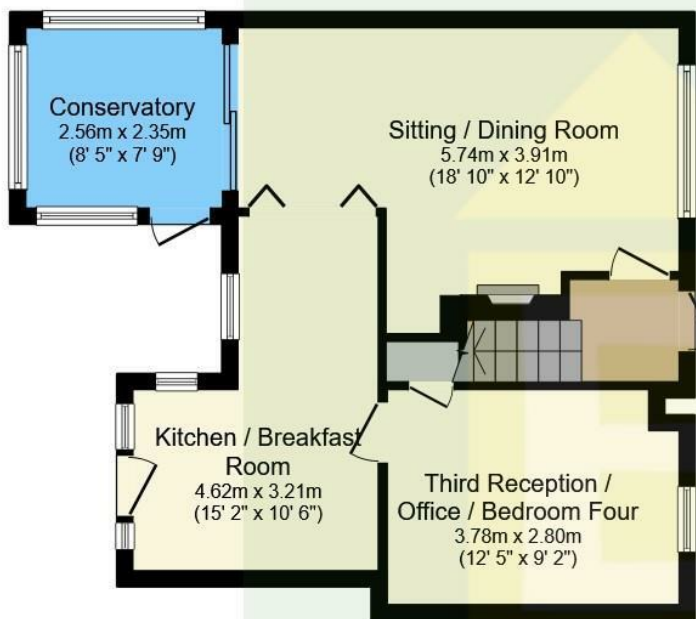


Agent Note:

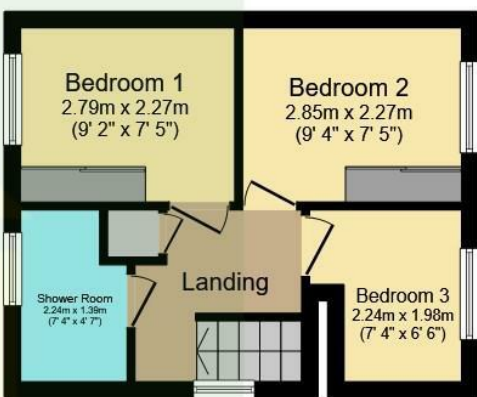
We are advised by the seller that the extension was added by a previous owner in the 1980's and there is no documentary evidence of planning permission or building regulation approval. Buyers are advised to make their own enquiries. Given the age of the work, it is outside the usual local authority enforcement period. The garage was converted to provide additional living space. Our client advises that this work was carried out without building regulation approval. Buyers should satisfy themselves as to the suitability of the conversion and their lenders requirements. An indemnity policy may be available.

Floor Plan

3 Churston Close, Bristol, BS14 0HX



Ground Floor
Floor area 51.7 sq.m. (557 sq.ft.)



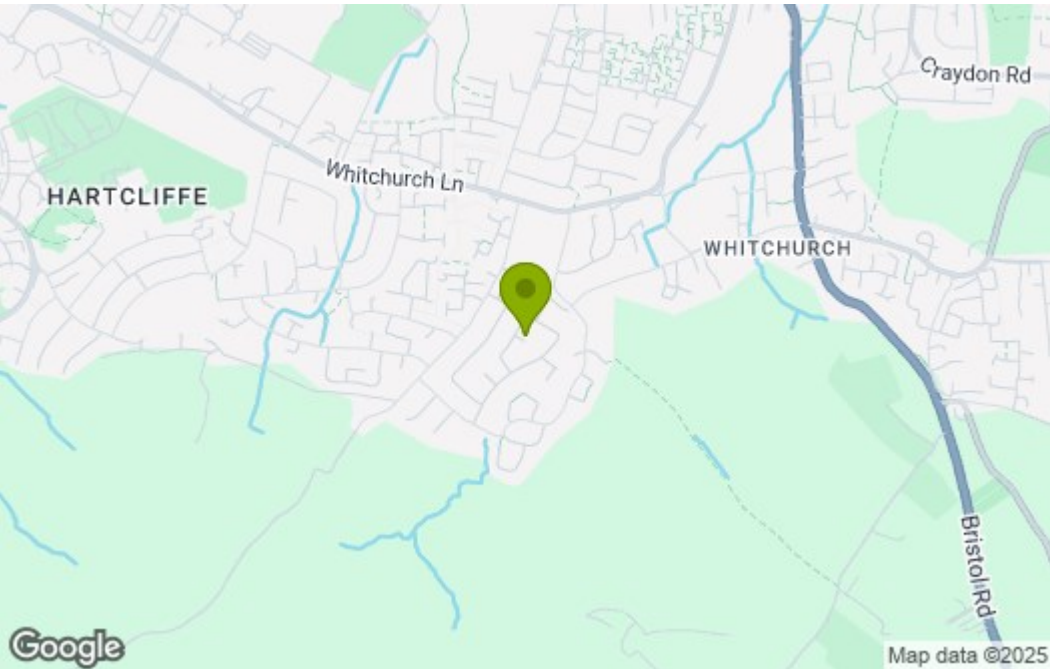
First Floor
Floor area 25.8 sq.m. (277 sq.ft.)

Total floor area: 77.5 sq.m. (834 sq.ft.)

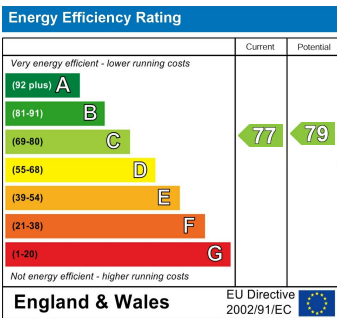
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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.