



**Gorlangton Close, Bristol**

, BS14 9UB

**£280,000**



# Gorlangton Close, Bristol

## DESCRIPTION

This three-bedroom terraced house is for sale in the BS14 area of Bristol, offering well-arranged accommodation in good condition, suited to families and first-time buyers.

The ground floor comprises a light and airy lounge to the front and a kitchen/diner with natural light and direct access to the rear garden, creating a practical space for everyday living and entertaining. A ground floor shower room adds further convenience. Upstairs, there are two double bedrooms and a good-sized third bedroom, served by a family bathroom. Outside, the property benefits from both front and rear gardens, as well as a garage providing additional storage.

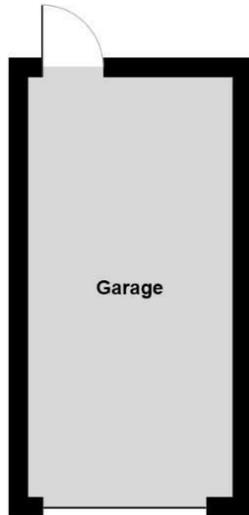
The location gives access to a range of local amenities including nearby shops, supermarkets and cafés found within the surrounding BS14 neighbourhoods. Families will appreciate the selection of nearby schools across primary and secondary levels within the local catchment area.

Public transport links are available via local bus routes into Bristol city centre and surrounding districts. The nearest mainline rail services are typically accessed via stations such as Bristol Temple Meads, offering connections to Bath, Cardiff and London, with journey times to London Paddington from around 1 hour 40 minutes, subject to service. Road links provide access to the A37 and A4, connecting to the wider Bristol road network and the ring road.

Local parks and green spaces in the wider area offer opportunities for walking and recreation, contributing to the appeal of this Bristol location for both families and professionals.





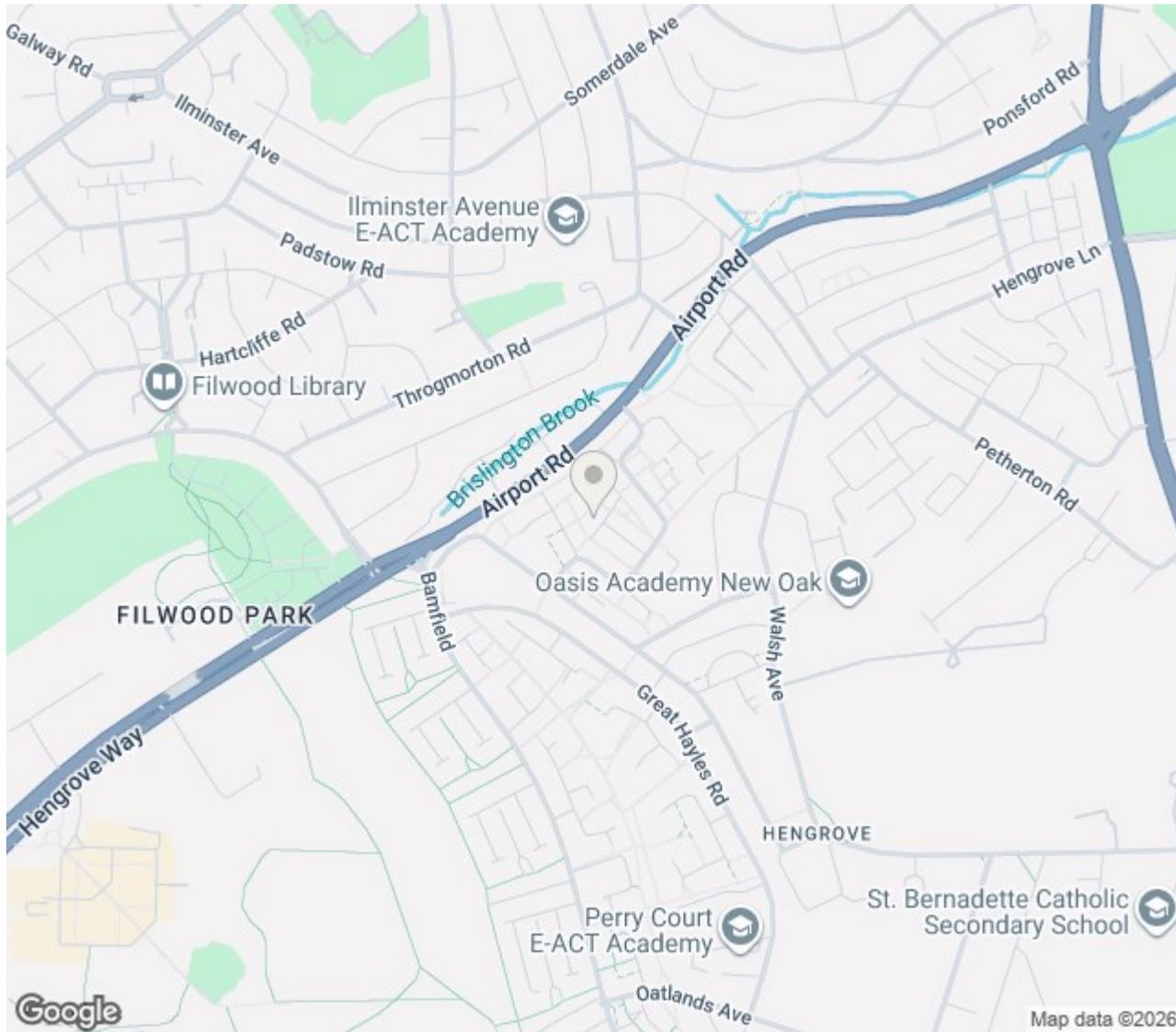


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Approximate Gross Internal Area 89.2 sq m / 960 sq ft  
(excluding garage)

Total Area 102.0 sq m / 1098 sq ft





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**







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