



Woodmarsh Close, Bristol
, BS14 0EP

£290,000



HUNTERS®
HERE TO GET *you* THERE

Woodmarsh Close, Bristol

DESCRIPTION

Presenting this fantastic three-bedroom terraced house, ideally situated at Woodmarsh Close. Perfectly suited for first-time buyers or families, this property offers both comfort and convenience in a great location.

On the ground floor, you will find a light and airy lounge at the rear of the house, enhanced by garden views and inviting patio doors that open directly into the enclosed rear garden—ideal for relaxing or entertaining. The front-facing kitchen benefits from ample natural light, providing a welcoming space for meal preparation, the stylish Rangemaster cooker and hood are included in the sale which is a welcomed edition in the kitchen.

Accommodation comprises three bedrooms: the main double bedroom features a private ensuite shower, while the second bedroom is also a well-proportioned double. The third bedroom provides a versatile single room, ideal as a child's bedroom or study. The family bathroom is thoughtfully designed to serve the household.

A handy ground floor WC and a useful boot room add to the everyday practicality. The property also boasts valuable off-street parking and a garage, ensuring ample storage.

The location is highly accessible, with excellent public transport links, nearby schools, and a range of local amenities all within easy reach.

This home combines modern living, functional design, and a sought-after location, making it an attractive proposition for buyers looking to establish roots in a vibrant community. Early viewing is recommended to fully appreciate all this home has to offer!





**Approximate Gross Internal Area 859 sq ft - 80 sq m
(Excluding Garage)**

Ground Floor Area 463 sq ft - 43 sq m

First Floor Area 396 sq ft - 37 sq m

Garage Area 95 sq ft - 9 sq m



Ground Floor

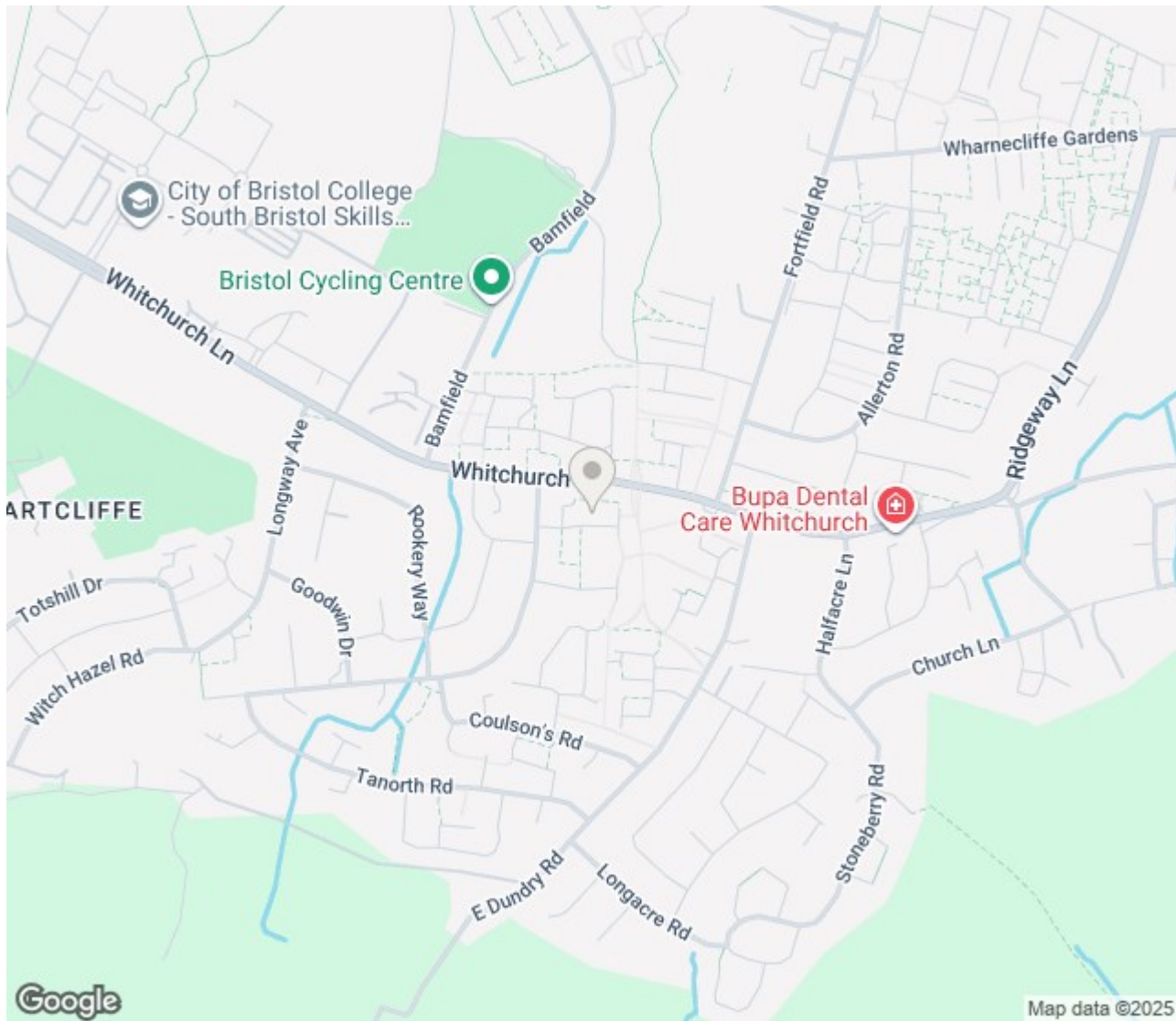
First Floor




Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

HUNTERS®
HERE TO GET *you* THERE





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.