

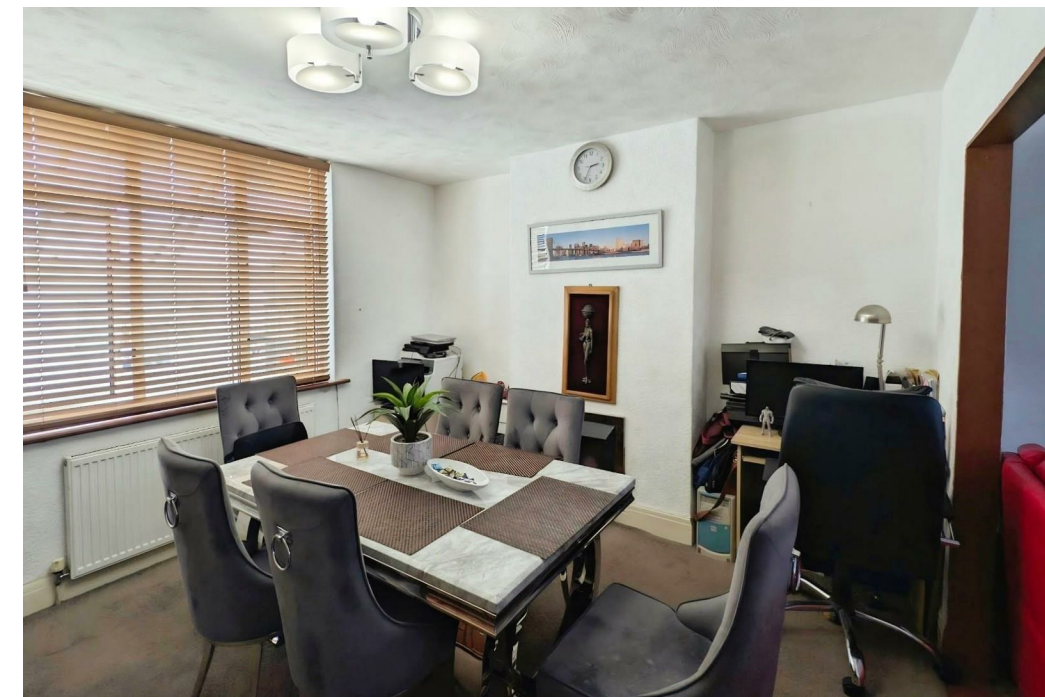


Chewton Close, Bristol, BS16 3SR

£350,000

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Situated in the sought-after residential area of Chewton Close, this charming three-bedroom mid-terraced house presents an excellent opportunity for comfortable living in Bristol. The property is well-maintained and ready for immediate occupation, making it an ideal choice for first-time buyers, families, or investors looking for a hassle-free move. Upon arrival, you will appreciate the generous driveway at the front, providing ample space for two large vehicles, along with additional parking available at the rear. This practical feature enhances the everyday experience of living in this delightful home. Inside, the property boasts a bright and inviting layout, with well-proportioned rooms that cater to modern lifestyles. The three bedrooms offer versatility, whether for sleeping, working from home, or accommodating guests. The mid-terrace position contributes to the home's warmth and energy efficiency, while the well-kept interiors allow for a seamless transition into your new abode. Chewton Close is well-connected, with excellent transport links including easy access to the A4174 and M32, as well as regular bus services to Bristol city centre and beyond. The area is rich in amenities, featuring local shops, supermarkets, parks, and schools, ensuring that daily life is both convenient and family-friendly. For those who enjoy the outdoors, nearby green spaces such as Stoke Park Estate and Snuff Mills provide a perfect escape from urban life. In summary, this delightful home in Chewton Close offers a wonderful blend of comfort, convenience, and accessibility, making it a fantastic choice for anyone looking to settle in Bristol.



Ground Floor

Porch

Hall

Stairs leading to the first floor and access to the main living room.

Lounge 13'3" x 9'10"

Located to the front of the property with bay window allowing plenty of natural light. Radiator and space for lounge furniture.

Dining Room 12'4" x 11'6"

Good-sized dining room with space for a family dining table and chairs, access to conservatory and kitchen area.

Conservatory 11'10" x 5'10"

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces for appliances, window overlooking the rear/side elevation.

First Floor Landing

Providing access to all bedrooms and family bathroom

Bedroom One 11'6" x 10'2"

Double bedroom with window to the front elevation and space for wardrobes and bedroom furniture.

Bedroom Two 11'6" x 11'3"

Bedroom Three 8'3" x 6'7"

Single bedroom ideal as a child's room, nursery or home office.

Bathroom

Family bathroom with bath, wash hand basin and WC.

Exterior

Off street parking - To the front of the property there are 2 off street parking spaces.

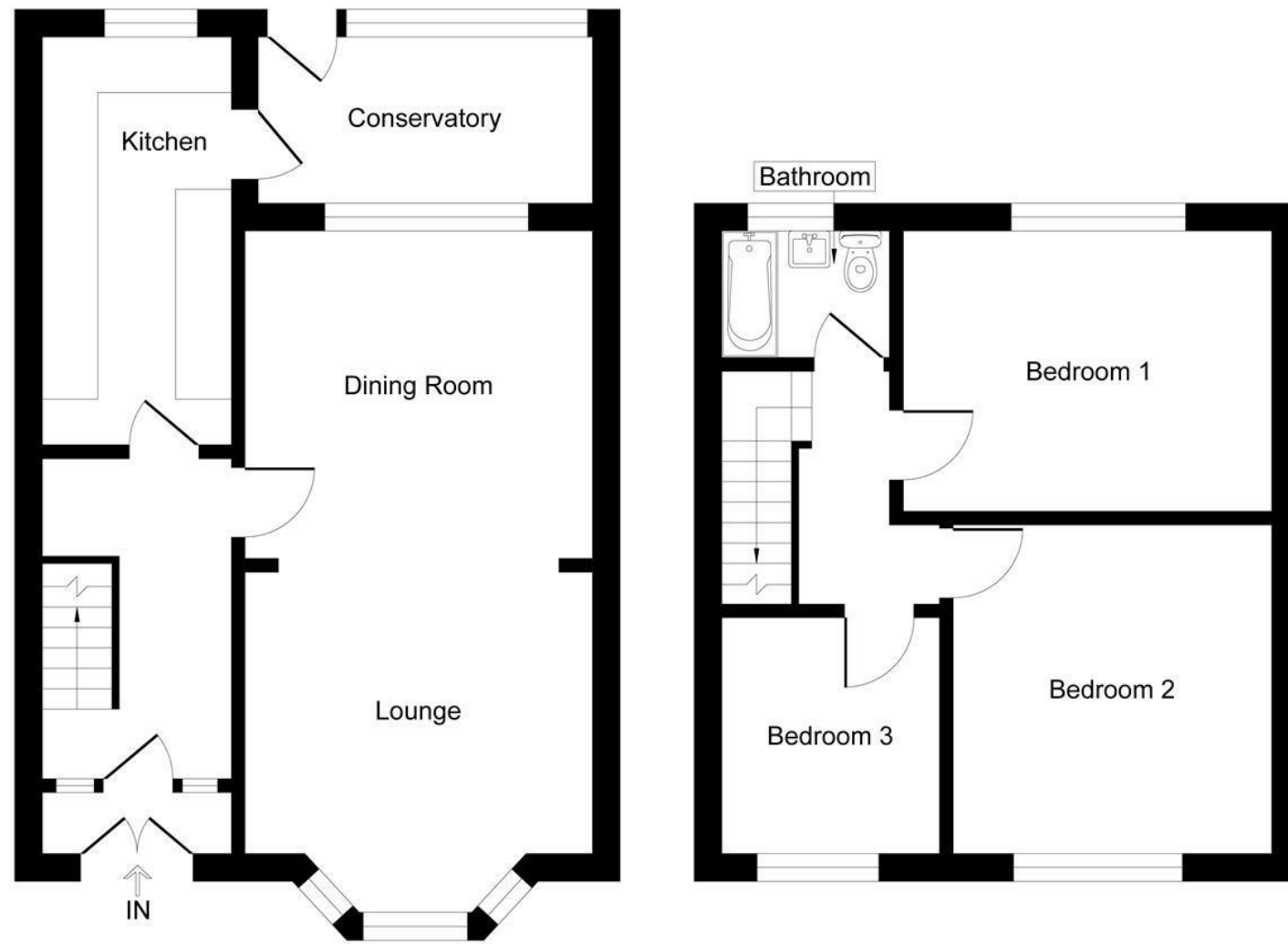
Garden

The garden is arranged to the front of the property, mainly with hard surfaces suitable for additional off street parking /hardstanding. The property benefits from a garage within the rear garden boundary.

AML (Anti money laundering)

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Tenure: Freehold
Council Tax Band: B



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

- 3 spacious bedrooms
- Mid-terraced house
- Private enclosed garden
- Driveway for 2 cars
- Garage at rear
- Bright, welcoming layout
- Close to transport links
- Near parks and schools
- Convenient Bristol location
- Ideal for families or investors

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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.