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2 Vowell Close, Bristol, BS13 9HS

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Offers In Excess Of £270,000

Nestled in Vowell Close, this immaculate three-bedroom house presents an exceptional opportunity for families and individuals alike. The property boasts a welcoming reception room, perfect for relaxation and entertaining, enhanced by a delightful log burner that adds a touch of warmth and character during the colder months.

The well-appointed kitchen flows seamlessly into airy conservatory, providing an ideal space for dining or enjoying the garden views. The large rear garden is a standout feature, offering ample space for outdoor activities, gardening, or simply unwinding.

With three generously sized bedrooms, this home is perfect for families or those seeking extra space. The bathroom is well-maintained, ensuring comfort and convenience for all residents.

Situated in close proximity to a local school, this property is particularly appealing for families with children, making the morning school run a breeze.

Overall, this house on Vowell Close is a wonderful blend of comfort, style, and practicality, making it a must-see for anyone looking to settle in the vibrant city of Bristol.

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## GROUND FLOOR



## FIRST FLOOR



The chart displays the Energy Efficiency Rating for England & Wales. The scale ranges from 'Very energy efficient - lower running costs' (92 plus) at the top to 'Not energy efficient - higher running costs' (1-20) at the bottom. The rating is 69, which corresponds to band D. A green arrow points to the 69 rating, and a yellow arrow points to the band D label.

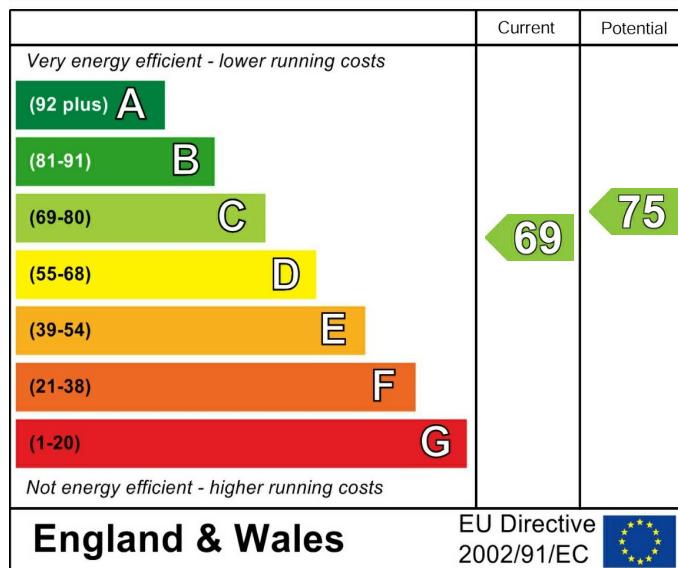
Rating	Score Range	Band
Very energy efficient - lower running costs	(92 plus)	A
	(81-91)	B
	(69-80)	C
	(55-68)	D
	(39-54)	E
	(21-38)	F
Not energy efficient - higher running costs	(1-20)	G

Current: 69  
EU Directive: 2002/91/EC

Environmental Impact (CO2) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO2 emissions			

EU Directive 2002/91/EC

## Energy Efficiency Rating



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. 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.



