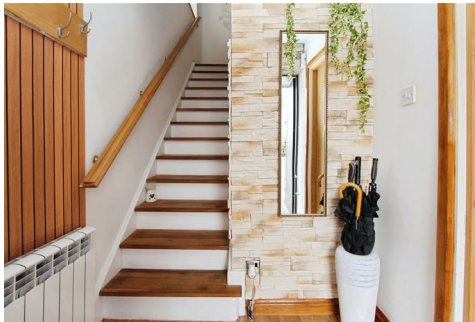




3 Churston Close, Bristol, BS14 0HX

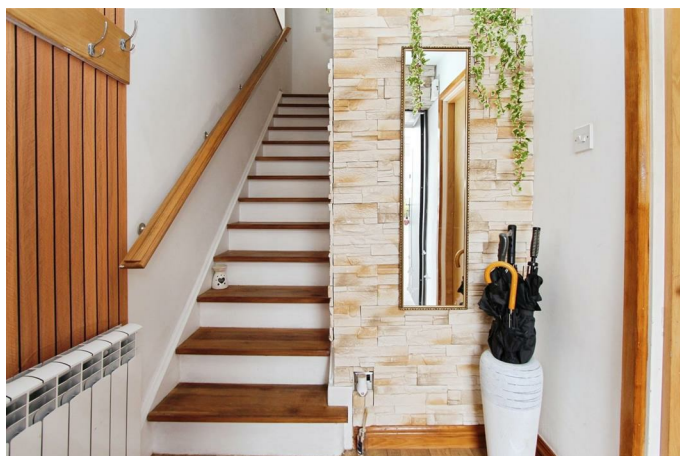
£377,000

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

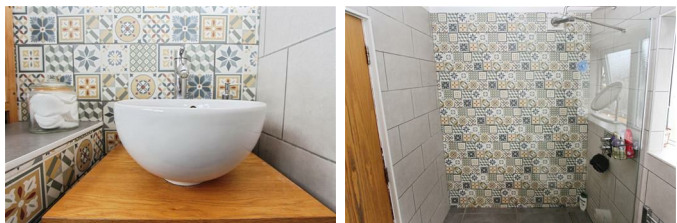
Bedroom One

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



Shower Room

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

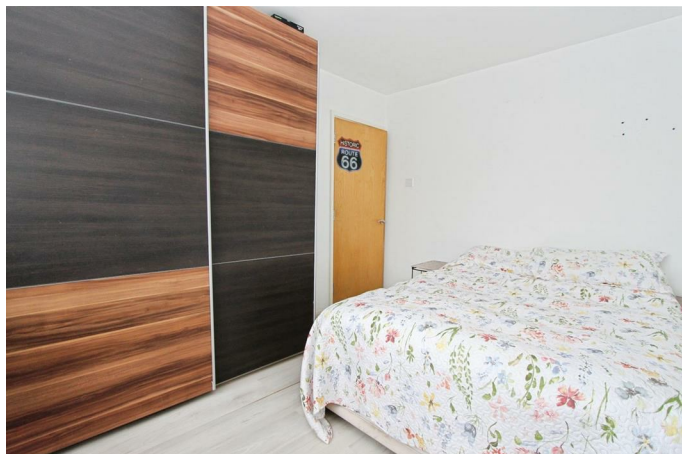


Outside

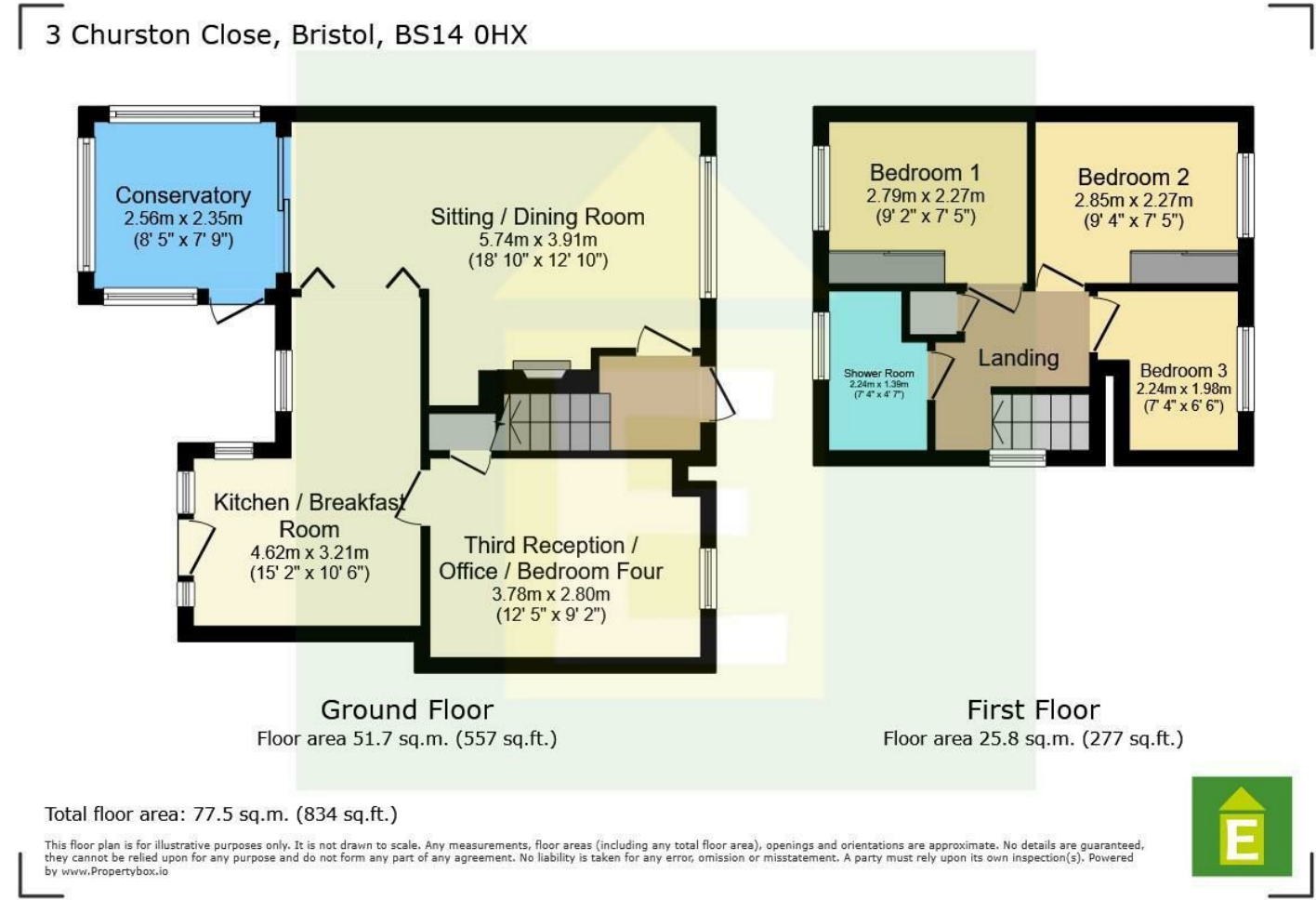


Bedroom Two

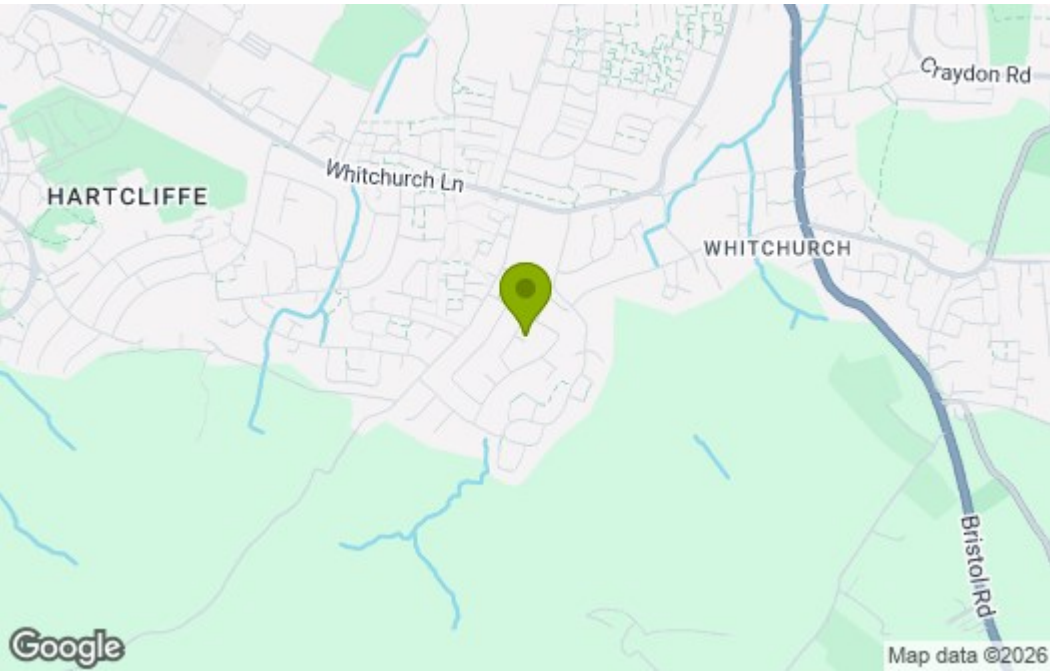
9'4" x 7'5" (2.85 x 2.27)



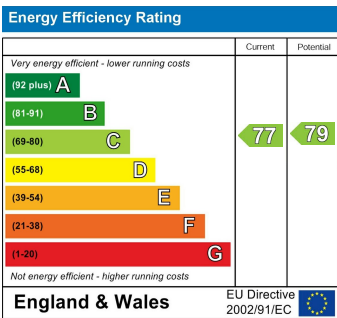
Floor Plan



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.