Clarence Avenue, Bristol, BS16 5SU

- TERRACED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- BATHROOM
- LOG BURNER
- REAR GARDEN
- GARAGE
- AVAILABLE FROM 14TH AUGUST
- EPC - D

Located in the charming area of Clarence Avenue we are pleased to offer a three bedroom terraced home within walking distance of the ever popular Page Park that boasts two children's play areas, tennis courts and a sensory garden. The High Street is also close by with a selection of local shops, cafes and supermarkets.

From the entrance hall, you will find an inviting lounge featuring a lovely bay window that floods the room with natural light, complemented by a cosy log burner, perfect for those chilly evenings. To the rear is a dining room and an extended kitchen/breakfast room that offers a range of base units completed with wood block work surfaces, a stainless steel sink and a built in oven and hob.

On the first floor, there are three generous sized bedrooms plus a modern three piece bathroom with a mains plumbed shower over the bath.

The property boasts both front and rear gardens, offering outdoor space for relaxation or gardening enthusiasts. Additionally, a garage is included and useable at your own risk.

This home is not only well-appointed but also situated in a desirable location, making it a fantastic opportunity for anyone looking to settle in Bristol. With its charming features and ample living space, this property is sure to attract interest. Don't miss the chance to make this lovely house your new home.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

FOOTBALL

RUTHLESS

CAUTION
RUTHLESS

RUTHLESS