



1 Chakeshill Close, Brentry, BS10 6NX  
Guide Price £385,000

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THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 1 Chakeshill Close, Brentry, BS10 6NX

Situated in the sought-after area of Brentry, this fully Re-Built and Totally Refurbished three-bedroom semi-detached property on Chakeshill Close offers an excellent opportunity for buyers seeking a move-in ready home with future potential. Offered with No Onward Chain, the property is ideal for a smooth and hassle-free purchase.

The accommodation briefly comprises a welcoming entrance hall leading to a bright and spacious lounge, alongside a modern open-plan kitchen/breakfast room, perfect for everyday living and entertaining. The layout provides a fantastic sense of space and natural flow throughout.

Upstairs, there are three well-proportioned bedrooms and a generous family bathroom, finished in a clean, contemporary style.

Externally, the property benefits from sunny rear and side gardens, offering excellent outdoor space with scope for landscaping or extension. Positioned on a substantial corner plot, the home presents fantastic potential to extend (subject to planning permission).

Additional benefits include rear parking and the peace of mind that the property has been fully rebuilt from PRC construction, now featuring new windows and all new internal and external doors.

The property is within easy access of local shops and schools and conveniently situated close to Southmead Hospital, all local amenities and a short drive to Filton Airbus, MOD and the M4/M5 interchange via Cribbs Causeway. This property also falls into the catchment area for the popular Brentry Primary School and Bristol Free School. The proximity to these schools, alongside convenient transport links, makes Brentry a popular choice for families seeking both educational quality and everyday convenience.

Local Authority: Bristol Council Tel: 0117 922 2000

Tenure: Freehold

Council Tax Band: A

Services: Mains Water, Drainage, Gas and Electric

- No Onward Chain
- Three Bedroom Semi-Detached House
- Good Corner Plot and Fully Refurbished Throughout
- Open-plan kitchen/breakfast room
- Large Gardens and Extension potential (STPP)
- Rebuilt PRC with New Windows and Doors
- Parking to the Rear
- Convenient Location

### Location

Chakeshill Close is situated in a friendly community, with local amenities and transport links within easy reach. This property is not just a house; it is a place where memories can be made. Don't miss the chance to make this charming semi-detached home your own.

### Entrance Hallway

Entrance via uPVC composite door into hallway, stairs rising to first floor,

### Living Room

12'6" x 11'10"

Window to front aspect, fireplace,

### Kitchen/Breakfast Room

19' x 8'6"

uPVC double glazed patio doors leading into the rear garden, uPVC door and side window to rear aspect. Fitted with a range of wall and base units with work tops over, electric ceramic hob with electric oven under, fitted extractor over. Granite sink with mixer tap over, space for washing machine.

### Landing

Window to side aspect. Access to loft space.

### Bathroom

7'10 x 6'

Window to rear and side aspect, L shaped bath with double shower head over, pedestal sink, low level wc,

### Bedroom

8'11" x 13'1"

Window to rear aspect, Storage cupboard, radiator,

### Bedroom

8'2" x 8'8"

Window to front aspect, radiator,

### Bedroom

11'6" x 13'1"

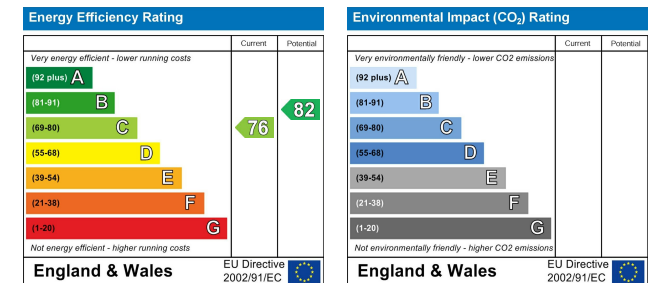
Window to front, aspect, radiator,

### Gardens

There are substantial gardens to the rear that are mainly laid to lawn, enclosed by boundary hedges, storage sheds

### Parking

There is parking to the rear of the property.

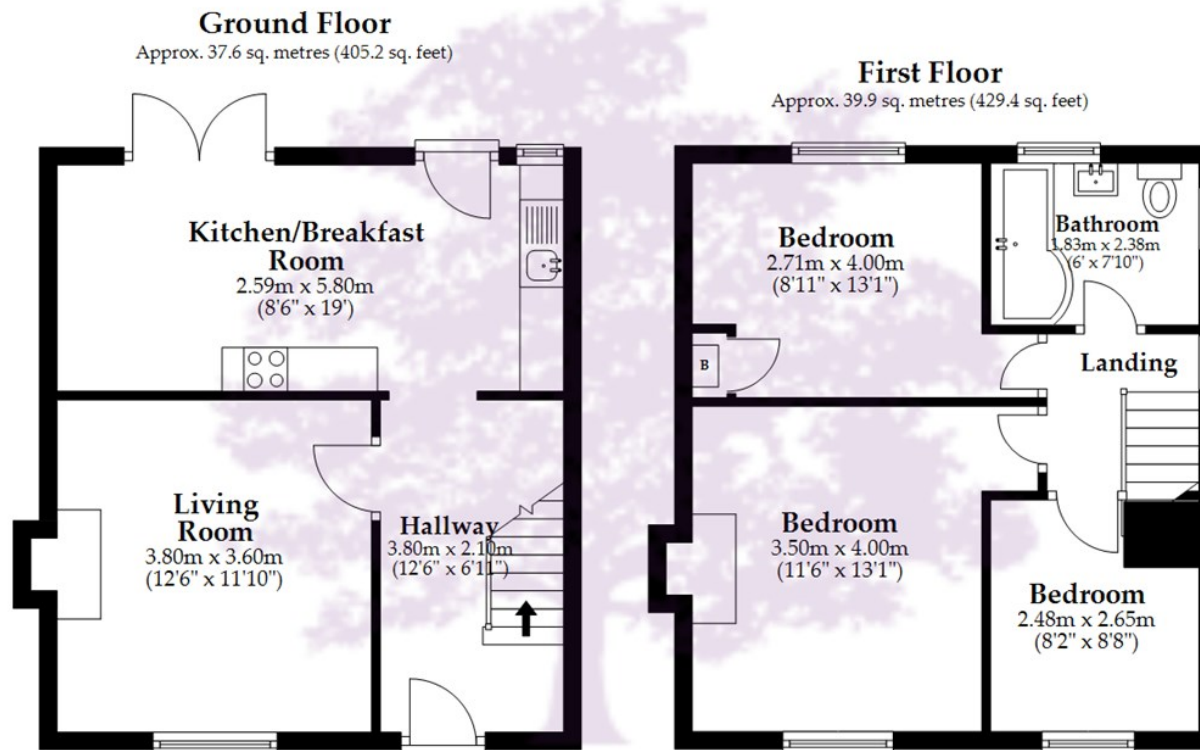


### Bristol

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Total area: approx. 77.5 sq. metres (834.6 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.



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