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16 Rudgewood Close, Bristol, BS13 0LP

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## £280,000

Located in the quiet cul-de-sac of Rudgewood Close, this delightful three-bedroom end of terrace house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed into a spacious lounge, ideal for relaxation. The heart of the home is undoubtedly the kitchen diner, which provides ample space for family meals and gatherings, making it a wonderful spot for creating lasting memories, with the added benefit of a conservatory providing extra space.

The property boasts three well-proportioned bedrooms, providing plenty of room for a growing family or for those who desire extra space for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all residents. The property also offers the convenience of off street parking.

One of the standout features of this home is the generous garden, which offers a private outdoor space for gardening, play, or simply enjoying the fresh air. This expansive area is perfect for summer barbecues or quiet evenings under the stars.

Rudgewood Close is an ideal location for couples or families with the added perk of being close to local schools and amenities. With its inviting layout and outdoor space, this property is a wonderful opportunity. Don't miss the chance to make this lovely house your new home.

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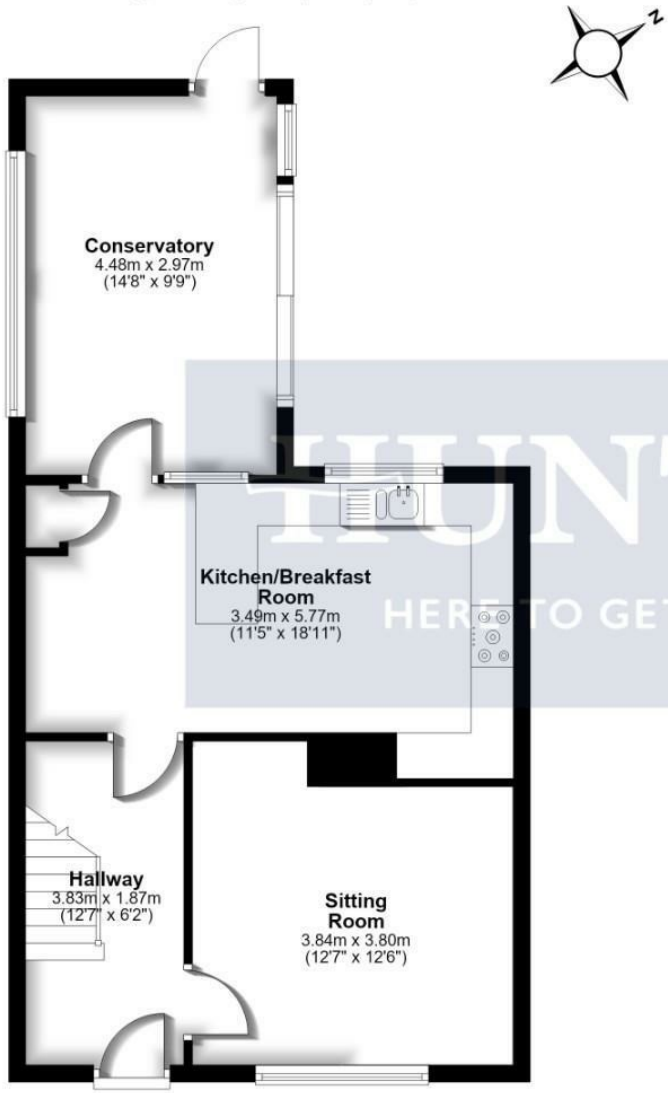
bishopsworth@hunters.com | www.hunters.com

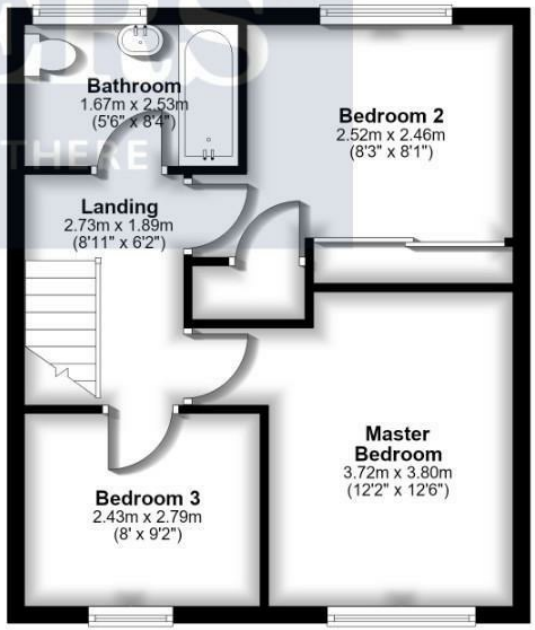
## Ground Floor

Approx. 53.3 sq. metres (573.9 sq. feet)




## First Floor

Approx. 40.3 sq. metres (433.3 sq. feet)

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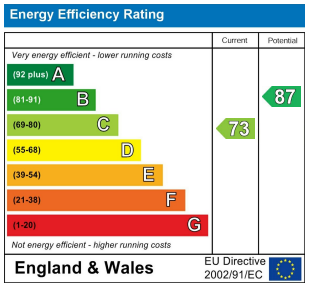
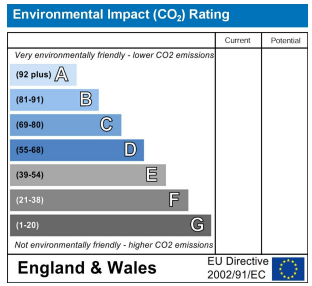
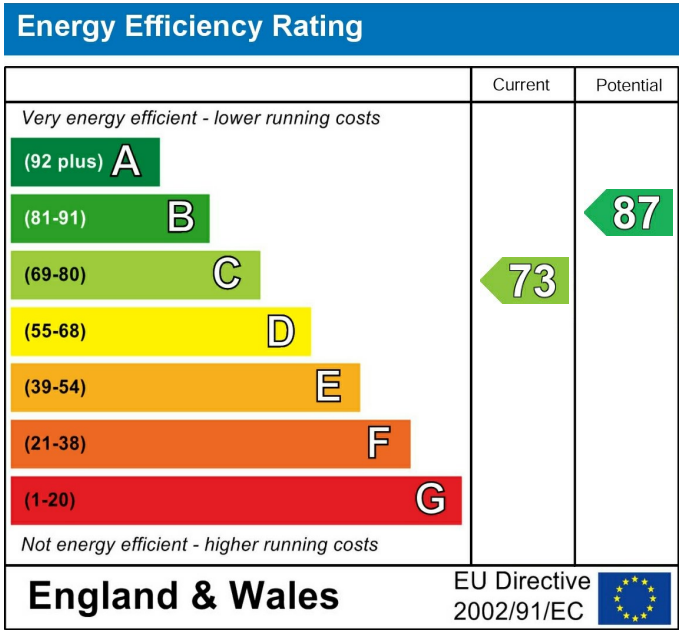
Total area: approx. 93.6 sq. metres (1007.1 sq. feet)






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.