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3 Chalcroft Walk, Bristol, BS13 8RW

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£290,000

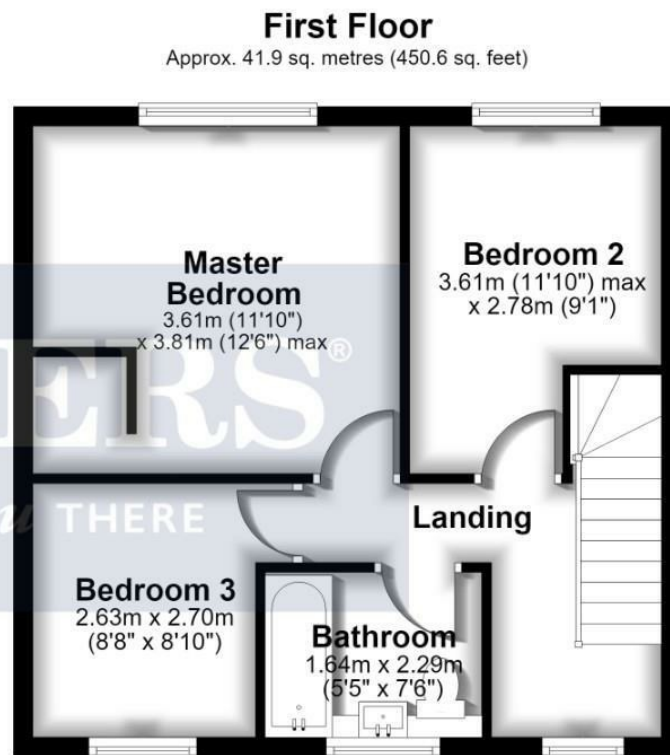
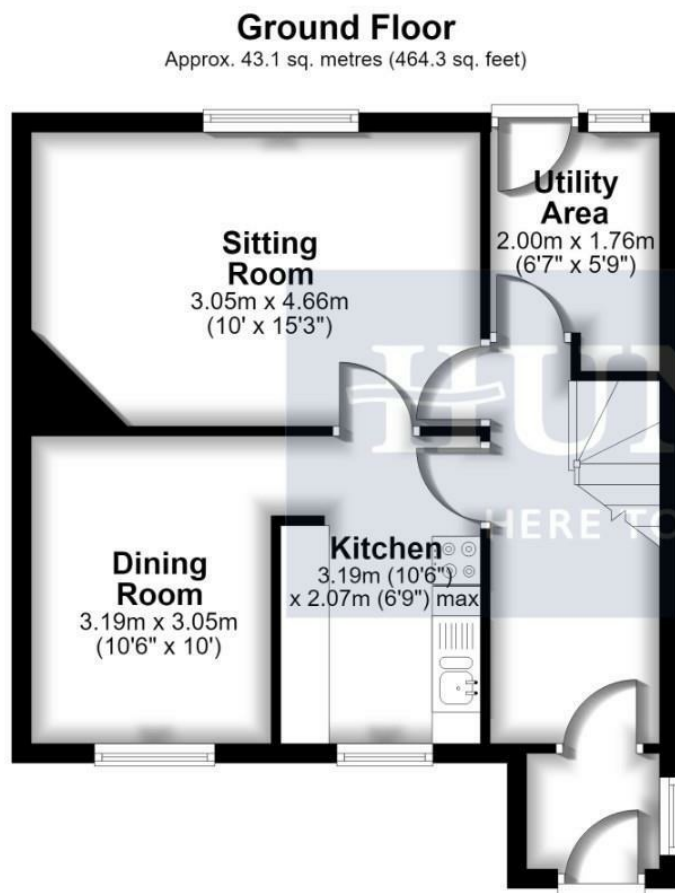
Located in the charming area of Chalcroft Walk, Bristol, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The separate kitchen is both functional and stylish, making meal preparation a pleasure. A utility room adds to the convenience, offering additional storage and laundry facilities. The recently renovated bathroom boasts contemporary fixtures and finishes, ensuring a fresh and appealing atmosphere.

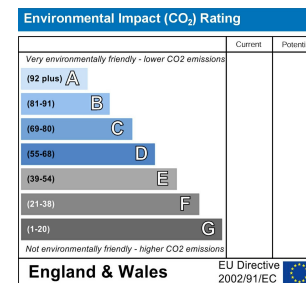
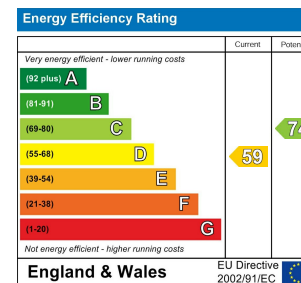
One of the standout features of this property is the generous garden, which provides a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air on sunny days.

This semi-detached house in Chalcroft Walk is not just a home; it is a sanctuary that combines modern amenities with a welcoming environment. With its prime location and thoughtful layout, this property is sure to attract those looking for a comfortable and stylish living space in Bristol.

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Total area: approx. 85.0 sq. metres (914.8 sq. feet)



## Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                         |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                   |
| (92 plus) <b>A</b>                                 |                            |                                                                                   |
| (81-91) <b>B</b>                                   |                            |                                                                                   |
| (69-80) <b>C</b>                                   |                            | <b>74</b>                                                                         |
| (55-68) <b>D</b>                                   | <b>59</b>                  |                                                                                   |
| (39-54) <b>E</b>                                   |                            |                                                                                   |
| (21-38) <b>F</b>                                   |                            |                                                                                   |
| (1-20) <b>G</b>                                    |                            |                                                                                   |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

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.









