



HUNTERS®
HERE TO GET *you* THERE



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Billand Close, Withywood, Bristol, BS13

£280,000

A well presented home situated in a quiet cul-de-sac location of Withywood, South Bristol. The home has an open plan kitchen diner and offers ample living space with the addition of a conservatory. This home would make a fantastic purchase for anyone looking for a home with that little extra space. Comprising in brief a living room, kitchen/diner, utility room, conservatory, three bedrooms and a bathroom. Further benefits include a generous rear garden and views to Dundry.

Entrance Porch
Access to the property through front door into the entrance porch. Double glazed windows to the side and front. Door leading into the hallway.

Hallway

13'4" x 5'8"

Leading from the entrance porch into the hallway. Stairs leading from the ground floor to the first floor. Access to the kitchen, living room and utility room.

Living Room

14'9" x 10'2"

Leading from the hallway into the living room. Double glazed window to the rear. Double doors opening to kitchen.

Kitchen

14'9" x 9'10"

Leading from the hallway into the kitchen. Two double glazed windows to the front. The kitchen consists of a stainless steel sink and built in cooker with gas hob. Matching wall and base units. Double doors opening to living room.

Utility Room

6'9" x 5'8"

Leading from the hallway into the utility room. Space for fridge, freezer and washing machine. Combi boiler. Access to conservatory.

Conservatory

11'5" x 10'7"

Leading from the utility room into the conservatory. Double glazed windows surrounding. Double glazed patio doors opening to rear garden.

Landing

Stairs leading the ground floor to the first floor. Double glazed window to the side. Access to the bathroom and all three bedrooms.

Bedroom One

11'5" x 11'0"

Leading from the landing into bedroom one. Double glazed window to the rear.

Bedroom Two

11'0" x 9'8"

Leading from the landing into bedroom two. Double glazed window to the rear. Built in wardrobe and cupboard.

Bedroom Three

9'2" x 6'9"

Leading from the landing into bedroom three. Double glazed window to the front. Built in cupboard.

Bathroom

6'9" x 5'6"

Leading from the landing into the bathroom. Obscured double glazed window to the front. The bathroom consists of a W/C, wash basin and bath with shower above.

Front Garden

Access to the property via the steps leading up to the front door. Side access to rear garden. Lawn area.

Rear Garden

Access to the rear garden via the conservatory or side access. Patio and lawn area. Enclosed by walls.

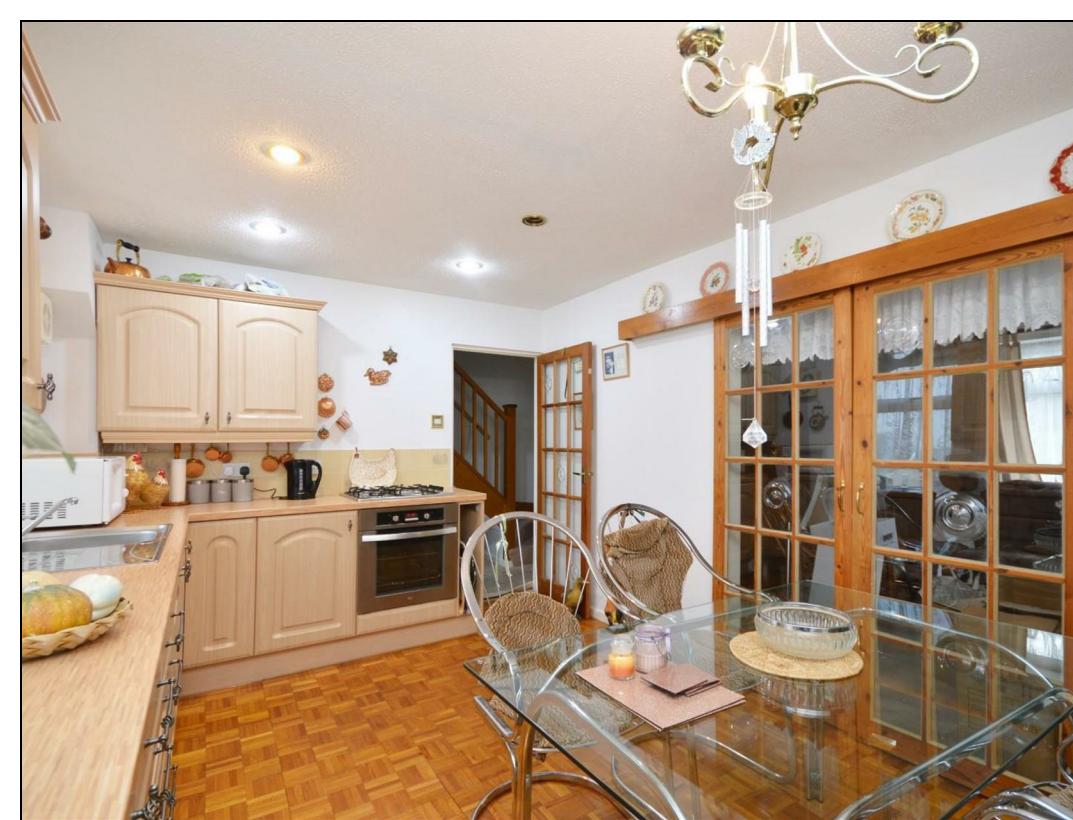
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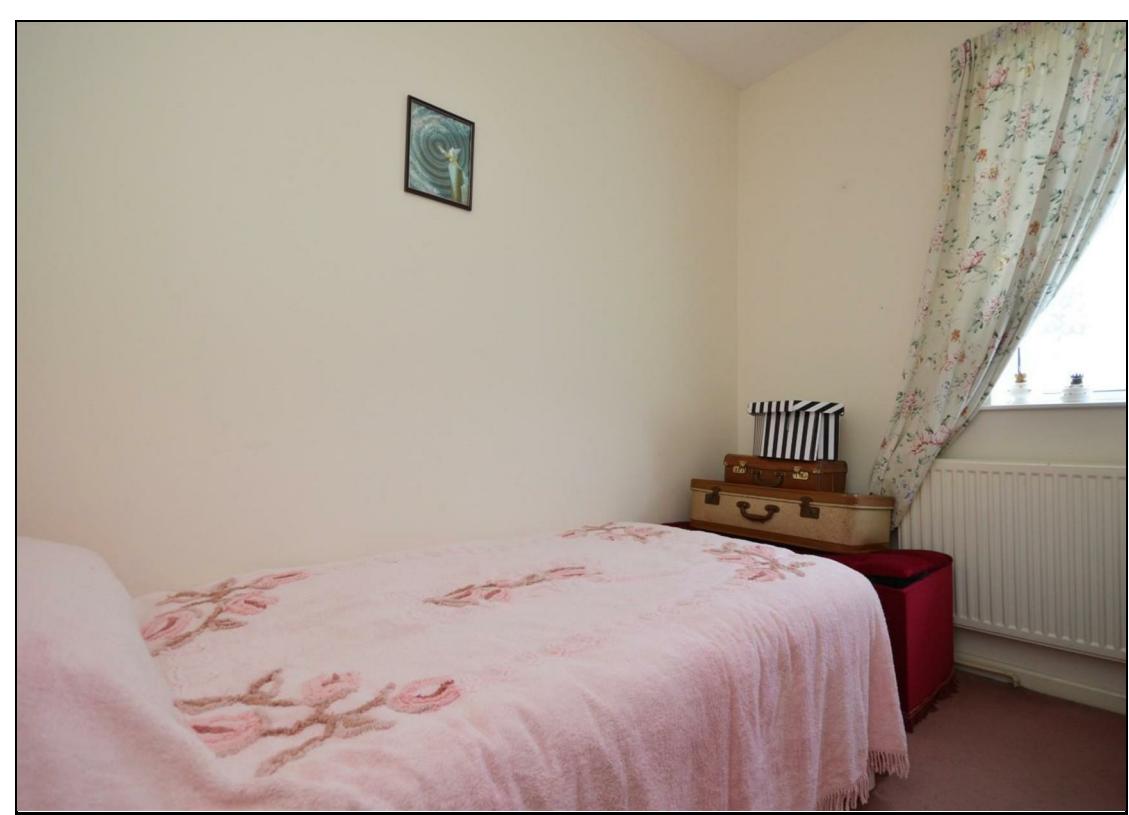
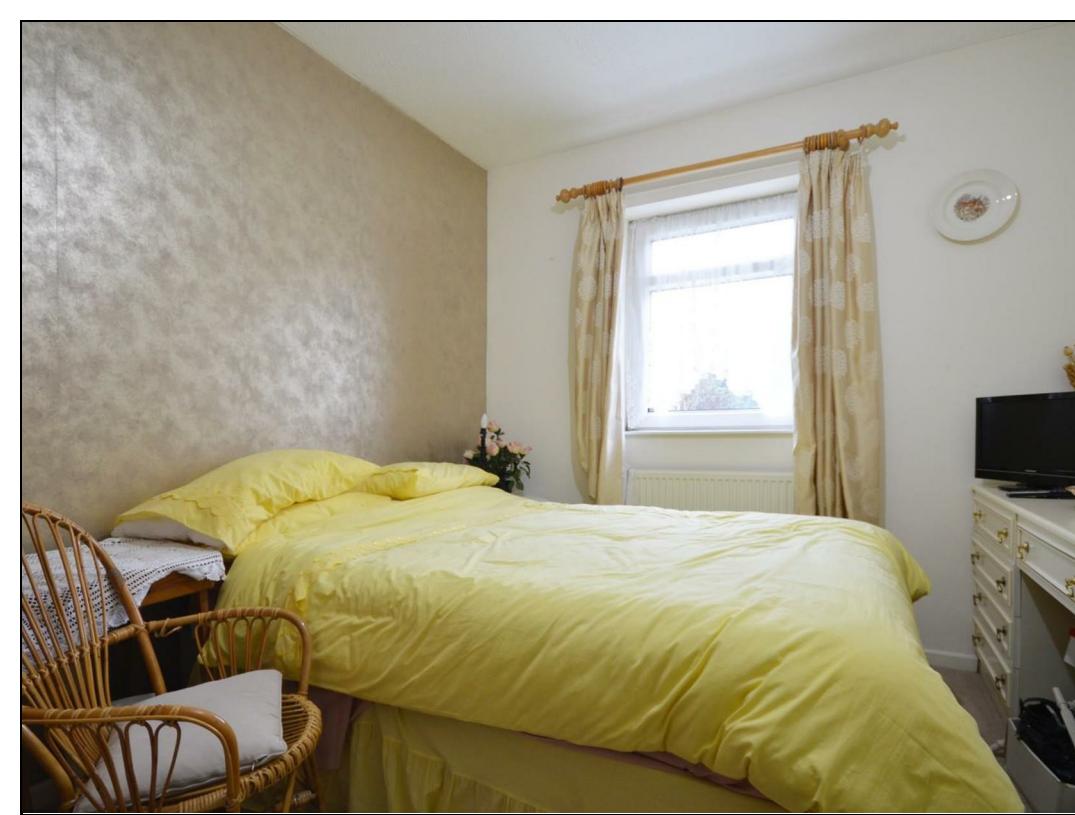
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KEY FEATURES

- No Onward Chain
- Semi Detached
- Conservatory
- Utility Room
- Close To Local Schools & Amenities
- Well Presented Throughout
- Three Good Sized Bedrooms
- CALL TODAY TO VIEW!



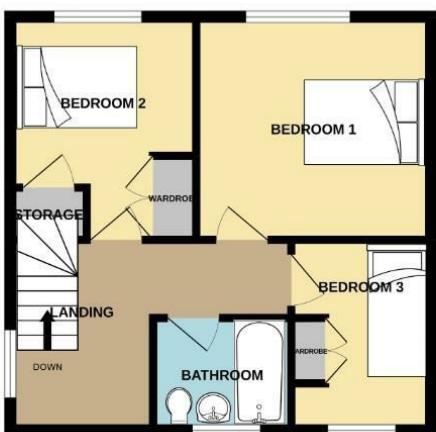




GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.

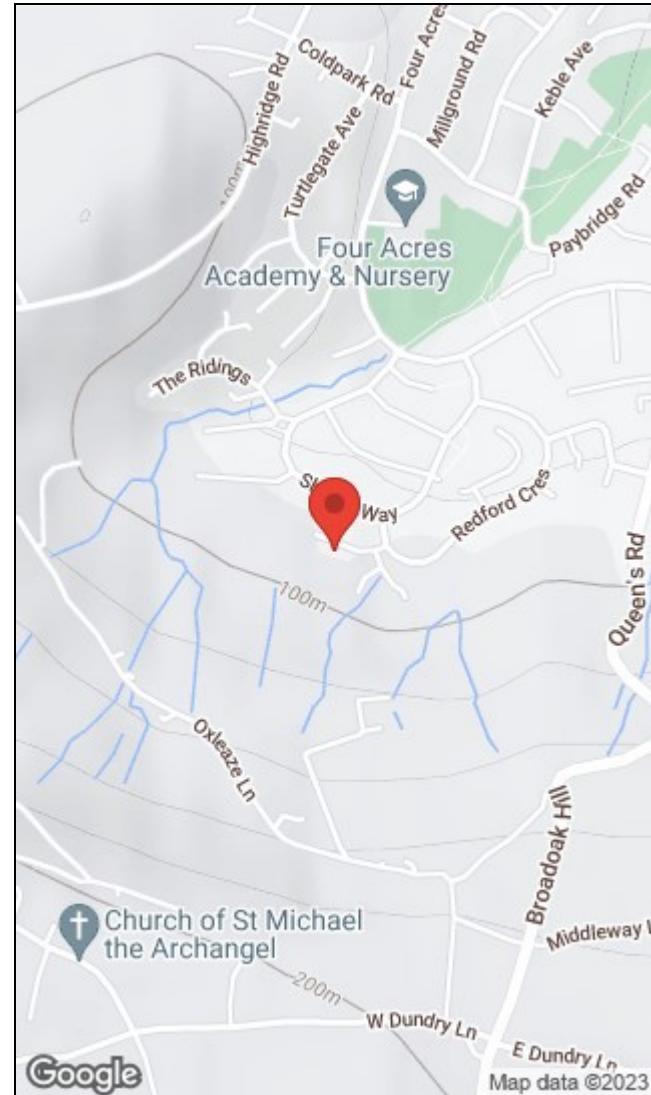


1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (91.9 sq.m.) approx.
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Energy Efficiency Rating		Environmental Impact (CO ₂) 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	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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