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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.





## 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!

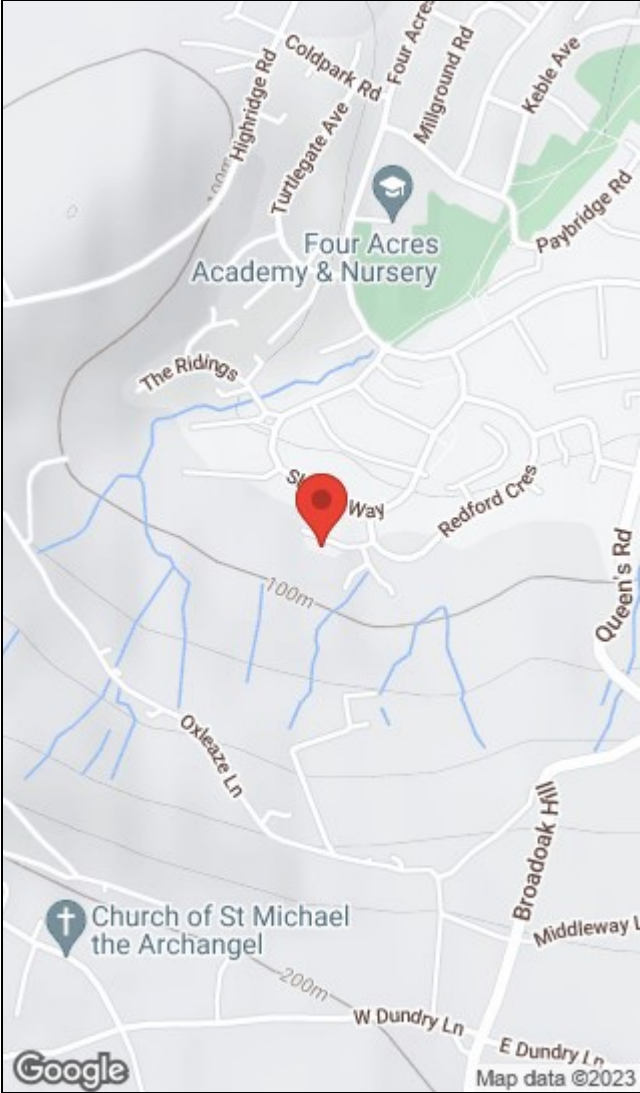












Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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