

Chelvey Close, Bristol, BS13 0PJ

- Semi-Detached
- Three Bedrooms
- Off Street Parking
- Popular Area
- Call Today To View!
- Two Reception Rooms
- Well Presented
- Quiet Cul-De-Sac Location
- Local Schools & Amenities Nearby

£260,000

HUNTERS[®]
HERE TO GET *you* THERE

Chelvey Close, Bristol

DESCRIPTION

Hunters Estate Agents are pleased to bring to the market a well presented three bedroom property situated in a quiet cul-de-sac in South Bristol. The property comprises in brief a living room, dining room, kitchen, three bedrooms and shower room. Further benefits include off street parking for several cars and a good sized enclosed rear garden. Call today to view!

HALLWAY

Access to the property through the front door into the entrance hallway. Stairs leading from the ground floor to the first floor. Access to the living room and kitchen. Storage cupboard under stairs.

LOUNGE

Leading from the entrance hallway into the living room. Double glazed window to front. Electric fire.

KITCHEN

9'10" x 9'10"

Leading from the hallway into the kitchen. Double glazed window to rear. Double glazed door to side. The kitchen consists of a stainless steel sink and built in dishwasher. Space for cooker, fridge, freezer. Plumbing for washing machine. Matching wall and base units. Access to dining room.

DINING ROOM

Leading from the kitchen into the dining room. Double glazed patio doors to rear.

LANDING

Stairs leading from the ground floor to the first floor. Access to all three bedrooms and shower room.

SHOWER ROOM

5'4" x 8'10"

Leading from the landing into the shower room. Obscured double glazed window to the rear and side. The shower room consists of a low level W/C, wash hand basin and walk in shower.

BEDROOM ONE

11'5" x 10'5"

Leading from the landing into bedroom one. Double glazed window to front. Built in wardrobe. & cupboard.

BEDROOM TWO

8'2" x 12'5"

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

BEDROOM THREE

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

FRONT GARDEN

Laid to off street parking with chippings and shrub borders.

REAR GARDEN

Enclosed by fencing, patio area immediately adjoining property, laid to lawn, two storage sheds with power and lighting, outside water supply.

Property Information

EPC - <https://find-energy-certificate.service.gov.uk/energy-certificate/0034-2832-7354-9601-8331>

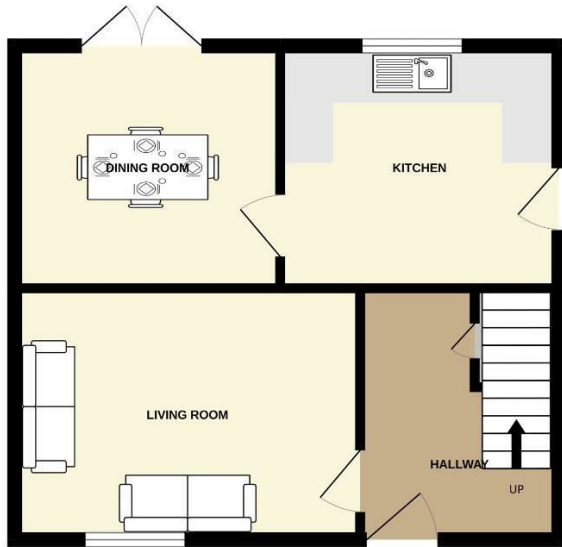
Council Tax Band - A

Freehold Property

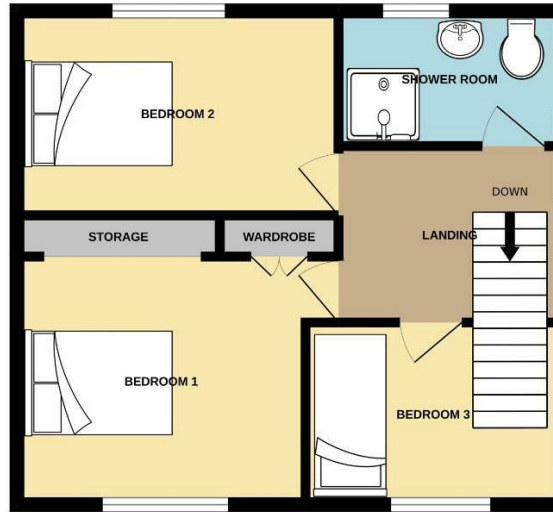




GROUND FLOOR
426 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 sq.m.) approx.
Made with Metropix ©2022

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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	

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.

THINKING OF SELLING? 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.

Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 if you wish to arrange a viewing appointment for this property or require further information.



VAT Reg. No 581480236 | Registered No: 02632567 | Registered Office: 37 Market Square, Bicester, OX26 6AG

A Hunters franchise owned and operated under licence by Michael Crouch Estate Agents Ltd | Registered Address: 37 Market Square, Bicester, GB,

