



## 13 Cheshire Close, Bristol

- Semi Detached Bungalow
- Detached garage & Parking
  - 3 Receptions
- Sought After Cul de Sac Location
  - Bathroom
- Southerly Facing Garden
  - 2 Bedrooms
  - No Upward Chain
  - Fitted Kitchen
- Double Glazed Gas Central Heating

**£300,000**

**HUNTERS®**  
HERE TO GET *you* THERE

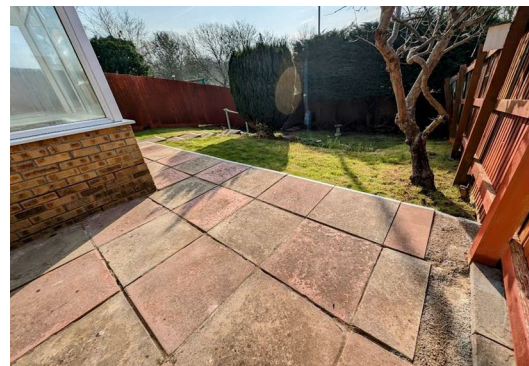


This extended semi-detached bungalow offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

Upon entering, you are welcomed into entrance hallway, a spacious lounge, dining room, fitted kitchen, conservatory, two bedrooms and bathroom. The property benefits from gas central heating and double glazing, providing warmth and energy efficiency throughout the year.

One of the standout features of this home is the southerly facing rear garden, which is a sun-drenched haven for gardening enthusiasts or those who simply wish to bask in the sun. The detached garage offers ample storage or the potential for a workshop, with additional parking to the front.

With no onward chain, this property is ready for you to move in and make it your own. Cheshire Close is a desirable location, providing easy access to local amenities and transport links. This bungalow is a rare find and presents an excellent opportunity for those looking to settle in a welcoming community. Don't miss your chance to view this lovely home.



### Entrance Hallway

Double glazed door and double glazed window to the front, storage cupboard, radiator, doors into lounge and door into

### Bedroom Two

9' x 8'2"

Double glazed window to the side, radiator.

### Lounge

17' x 9'7"

Double glazed window to the front, radiator, TV point, door into

### Inner Hallway

Airing cupboard housing Vaillant gas boiler with shelving, access to part boarded loft space with ladder, doors into

### Bathroom

7'8" x 5'3"

Double glazed window to the side, coloured suite comprising, panelled bath with shower over, pedestal wash hand basin, WC, tiled walls, radiator.

### Bedroom One

12' x 9'7"

Double glazed window to the rear, radiator, built in wardrobes, drawers and dressing table with over bed storage and built in headboard.

### Dining Room

8'10" x 8'1"

Radiator, archway to outer hallway and double glazed French doors into

### Conservatory

6'3" x 6'3"

Double glazed construction on a dwarf wall with poly carbonate roof, wood effect flooring.

### Outer Hallway

Double glazed door to the front and further double glazed door to the rear, archway into

### Kitchen

7'6" x 7'1"

Double glazed window to the rear, range of wall, drawer and base units with work surface over, 1.5 sink with mixer tap, built in electric oven with gas hob and extractor fan over, washing machine and under counter fridge, part tiled walls, wood effect flooring.

### Outside

The front low maintenance garden is laid to patio with shrub and flower bed border, with pathway to front door, There is a gated access leading to a courtesy door to the garage, outside tap and further double glazed door into outer hallway.

The enclosed southerly facing rear garden has been mainly laid to lawn with patio area and steps leading down to a garden shed with mature trees, shrub and plant borders.

### Garage

17' x 8'3"

There is a detached single garage with up and over door, light power and rafter storage with courtesy door to the side and driveway to the front.


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## 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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.

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## Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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