



**Abbots Close, Bristol**  
, BS14 0UD

**£425,000**



3



1



1



C

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



# Abbots Close, Bristol

## DESCRIPTION

Presenting a beautiful semi-detached home, perfectly suited for families and located within a sought-after area with excellent public transport links and nearby schools. This modern property is offered with no onward chain, ensuring a smooth and efficient purchase process.

Stepping inside, you are welcomed into a cosy lounge at the front, an ideal space for relaxation and entertaining guests. The lounge flows seamlessly into the heart of the home — a stunning open-plan, modern kitchen and dining area, which has been extended to the rear. Flooded with natural light, this space features a stylish kitchen island, making it perfect for both casual family meals and more formal gatherings. Patio doors open directly onto the private, enclosed rear garden, providing wonderful indoor-outdoor living during the warmer months.

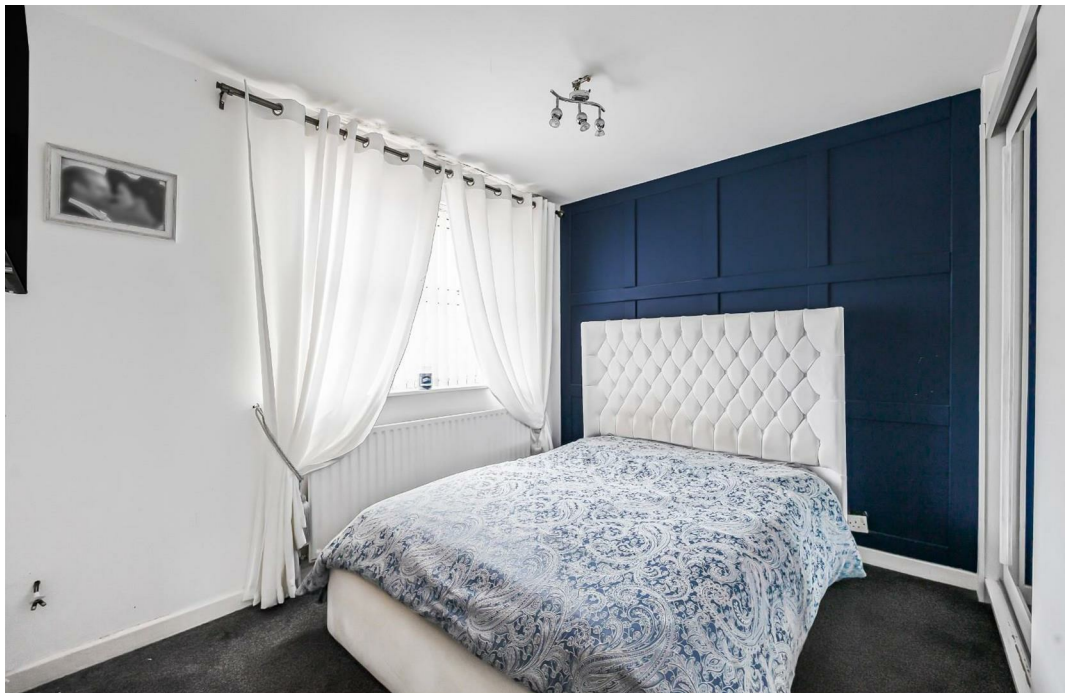
The property comprises three bedrooms. The main double bedroom to the rear provides ample room for comfort, while the remaining two are situated to the front of the house. One of these bedrooms incorporates a stud wall, separating it into versatile zones that can serve as a dressing area, a home office, or even a nursery, catering to your family's evolving needs. The well-appointed family bathroom completes the internal accommodation.

Externally, this home boasts an integral garage and off-street parking to the front, complemented by a lawn area. The rear garden is privately enclosed, making it a safe and charming space for both children and adults to enjoy.

This is a superb opportunity to acquire a contemporary family home, exceptionally presented and ready to move into. Early viewing is highly recommended!





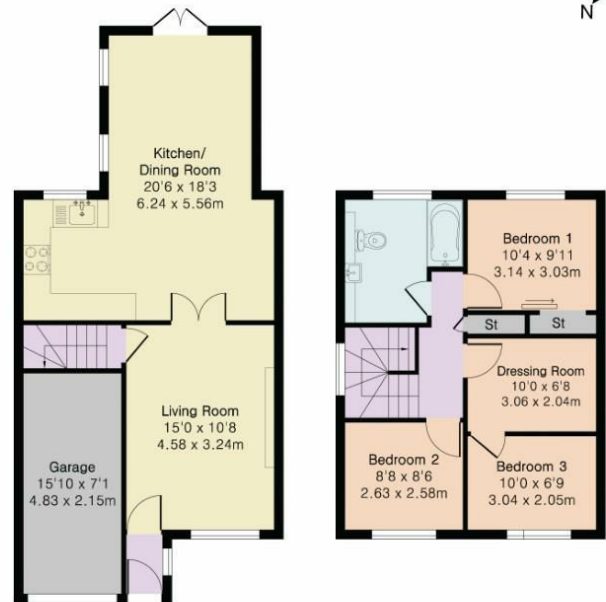


**Approximate Gross Internal Area 902 sq ft - 84 sq m  
(Excluding Garage)**

Ground Floor Area 475 sq ft – 44 sq m

First Floor Area 427 sq ft – 40 sq m

Garage Area 112 sq ft – 10 sq m



Ground Floor

First Floor

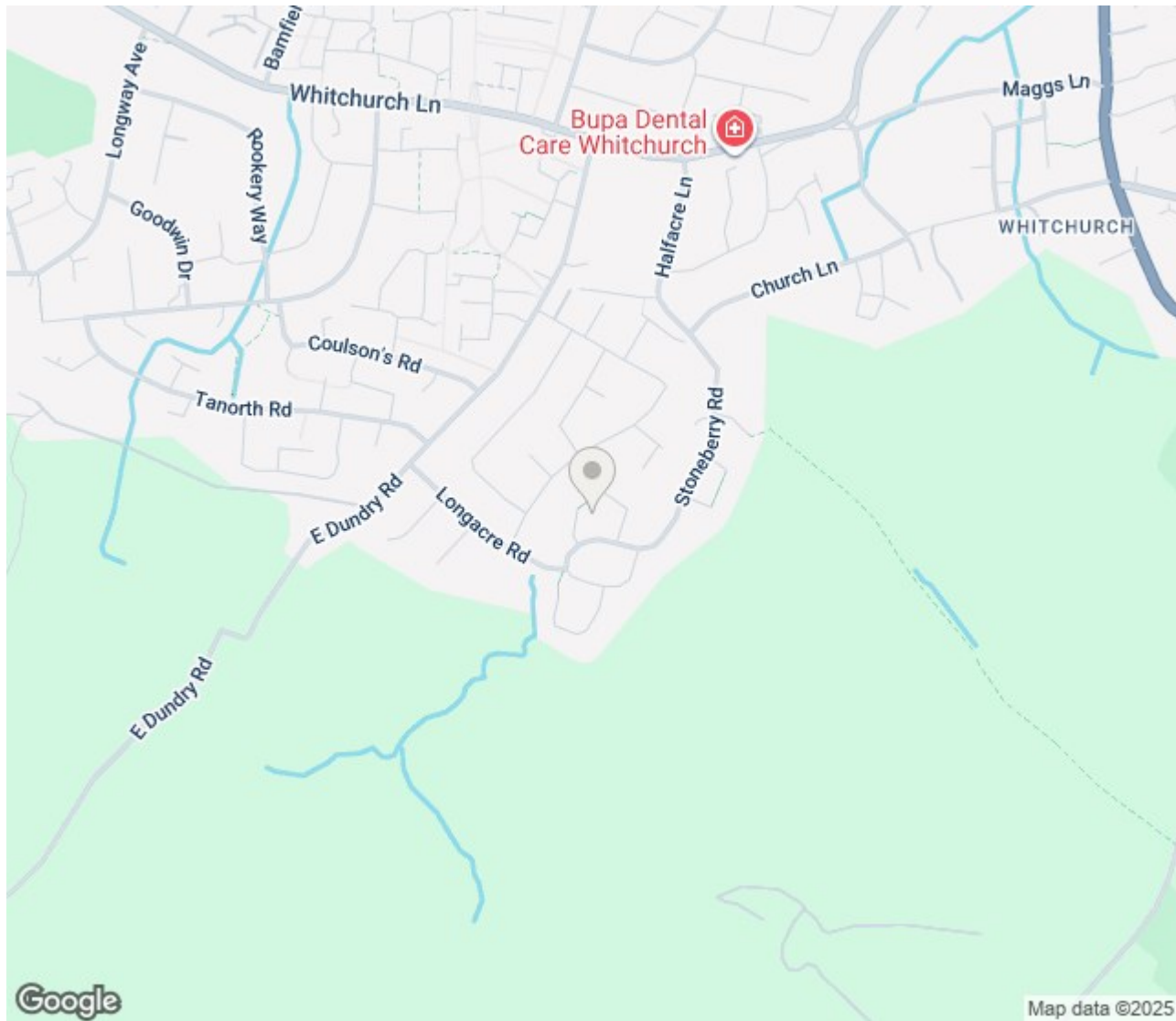


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.










# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</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 	

## 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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**

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









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.