



**Moreton Close, Bristol**  
, BS14 9QN

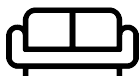
**£310,000**



**3**



**1**



**1**



**E**

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



# Moreton Close, Bristol

## DESCRIPTION

Introducing this three-bedroom semi-detached house, available for sale with no onward chain and presenting an excellent opportunity for first-time buyers and families seeking a property they can truly make their own. Requiring light modernisation, this residence offers a blank canvas ideally situated to meet the demands of contemporary family living.

Upon entering, you are welcomed by a spacious separate reception room, providing a versatile area for relaxing or entertaining guests. The property features three bedrooms with lots of built in storage, ensuring ample accommodation for growing families or those in need of additional guest or work space. The bathroom is configured as a shower room, catering to busy routines and daily convenience.

Further enhancing the appeal of this home is the added benefit of a single garage and enclosed rear parking, providing valuable storage options. The house is superbly positioned within a sought-after locale, benefiting from easy access to public transport links, making commuting straightforward. Nearby schools and local amenities are conveniently close, perfect for families with children and daily essentials. Additionally, the presence of green spaces in the surrounding area provides delightful spots for leisure and outdoor recreation.

With its spacious layout and prime location, this property offers immense potential for those wishing to modernise and create a stylish home tailored to their own tastes. Early viewing is recommended to fully appreciate all that this promising residence has to offer.





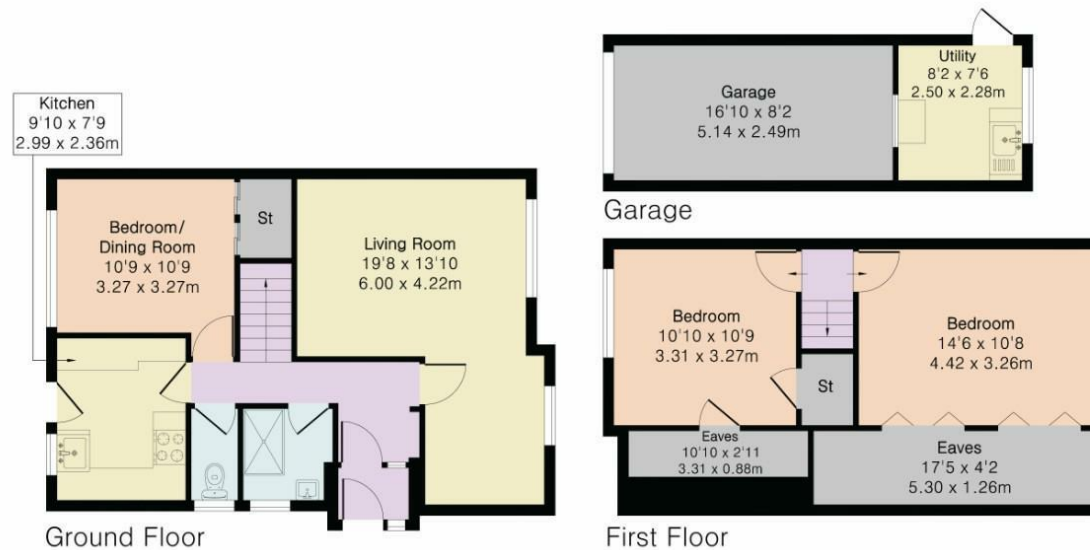


**Approximate Gross Internal Area 881 sq ft - 82 sq m  
(Excluding Garage)**

Ground Floor Area 567 sq ft – 53 sq m

First Floor Area 314 sq ft – 29 sq m

Garage Area 202 sq ft – 19 sq m



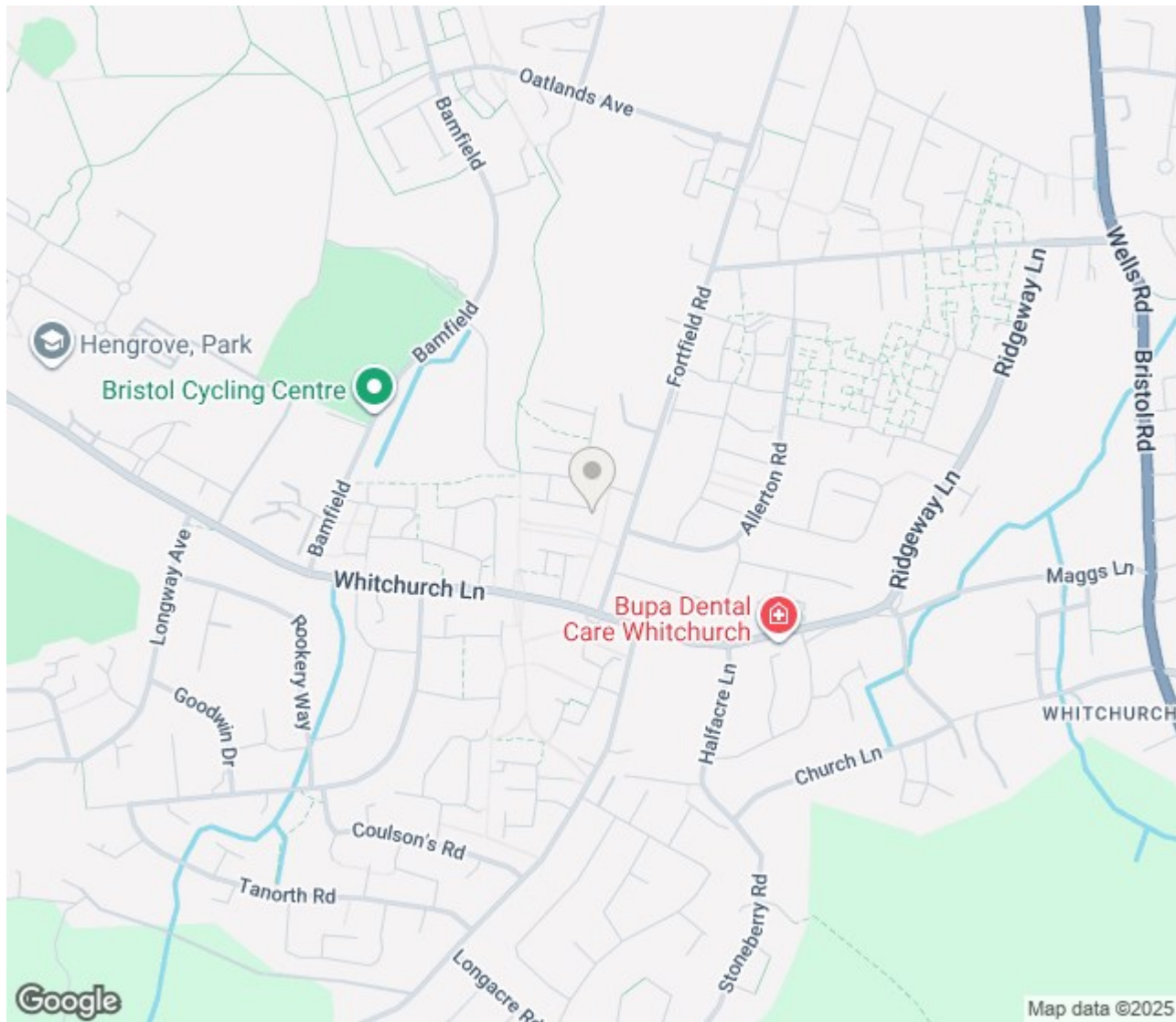
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</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.