

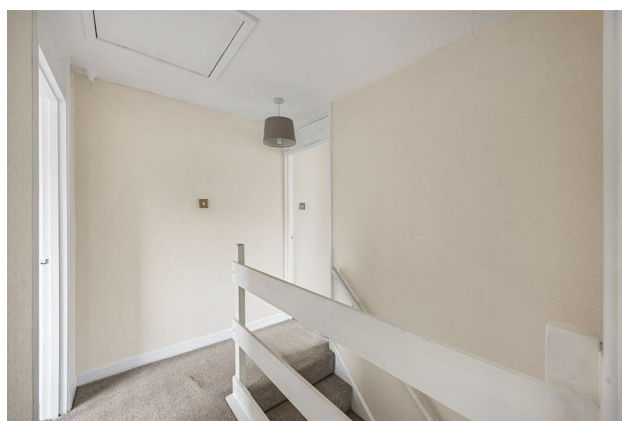
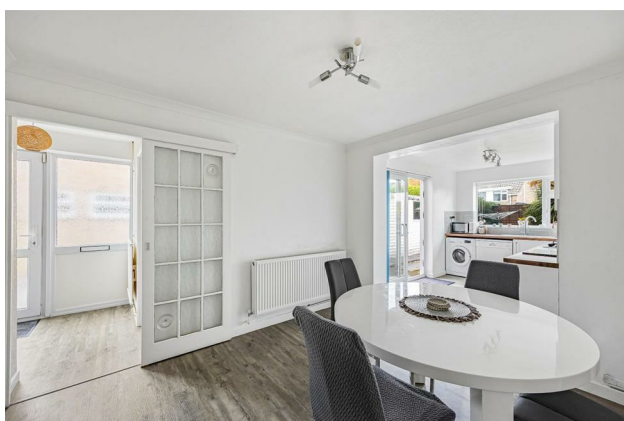
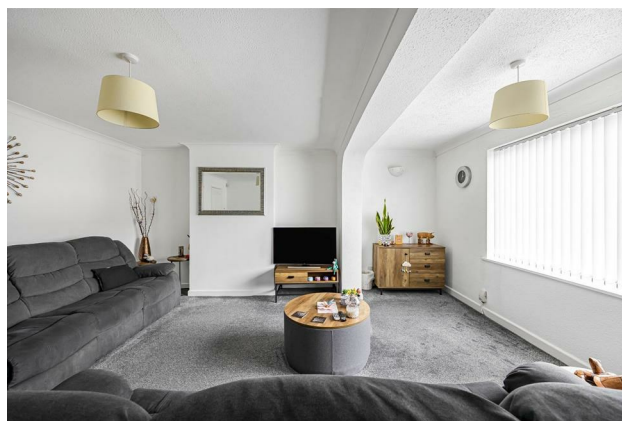
# HUNTERS®

HERE TO GET *you* THERE

**15 Chiltern Close, Bristol, BS14 9RH**

**Asking Price £350,000**

**Property Images**



## Property Images





**Approximate Gross Internal Area 1003 sq ft - 93 sq m  
(Excluding Garage)**

Ground Floor Area 603 sq ft – 56 sq m

First Floor Area 400 sq ft – 37 sq m

Garage Area 156 sq ft – 15 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.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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		

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2

Tenure: Freehold

We are delighted to present to the market this immaculate semi-detached house, currently for sale. The property has been meticulously maintained and showcases the perfect blend of style, elegance and comfortable living.

This charming home features three well-proportioned bedrooms, offering ample space for rest and relaxation. The property is further complemented by a well-appointed kitchen. The house consists of two spacious reception rooms, providing the perfect setting for entertaining guests or enjoying a quiet evening in. The front is a light and airy lounge and to the rear is a separate dining room that opens through to the kitchen giving you access to the beautiful enclosed rear garden. The house also boasts a convenient, modern downstairs shower room.

For those who require parking, this property does not disappoint. There is generous off-street parking available, along with a garage for additional secure parking or storage.

The location of the property is highly desirable, with excellent public transport links, nearby schools, and local amenities within walking distance. This makes the property an ideal choice for first-time buyers and families seeking a balance of convenience, comfort, and lifestyle.

We invite you to experience the unique features and charm of this property, and consider the potential it holds for creating a warm and inviting family home. Call today to arrange a viewing!

## Features

• Extended Semi Detached Home • Three Bedrooms • Spacious Living Room • Dining Room • Well Appointed Kitchen • Modern Ground Floor Shower Room • Enclosed Rear Garden • Off Street Parking • Sought After Location