



### **3 Quantock Close, Bristol, BS30 8UR Offers In The Region Of £315,000**

Nestled in the desirable area of Quantock Close, North Common, this charming three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 904 square feet, the property has been immaculately presented, making it an ideal home for families or professionals alike.

Upon entering, you will find a welcoming reception room that provides a warm and inviting space for relaxation and entertaining. The fitted kitchen is both functional and stylish, equipped to meet all your culinary needs. The well-appointed bathroom complements the living space, ensuring comfort for all residents.

The property boasts three generously sized bedrooms, each offering ample natural light and space for personalisation. The enclosed front and rear gardens provide a private outdoor retreat, perfect for enjoying sunny days or hosting gatherings with friends and family.

Entrance via uPVC double glazed obscured door into

### Hallway

Single radiator, stairs rising to first floor landing, door to

### Sitting Room

14'8" x 13'1" (4.49m x 4m)



uPVC double glazed window to front aspect, double radiator, wood effect flooring, open plan into

### Kitchen/Dining Room

16'2" x 9'3" (4.95m x 2.82m)



uPVC double glazed obscured door to rear garden, uPVC double glazed obscured window to rear aspect, additional uPVC double glazed patio doors opening to rear garden, double radiator, under stairs storage cupboard, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps, space and plumbing for washing machine, space and plumbing for dishwasher, integrated oven and Samsung electric hob with extractor over, space for freestanding fridge freezer, under unit lighting, wood effect flooring.

### First Floor Landing

Access to loft space, doors to

### Family Bathroom

6'6" x 6'2" (2m x 1.88m)



Obscured uPVC double glazed window to rear aspect, white suite comprising paneled bath with shower attachment over, pedestal wash hand basin with mixer tap, close coupled w/c, heated towel rail, fully tiled, spotlights.

### Bedroom One

11'11" x 9'1" (3.64m x 2.79m)



uPVC double glazed window to rear aspect, single radiator, wood effect flooring.

### Bedroom Two

12'2" x 9'2" (3.71m x 2.8m)



uPVC double glazed window to front aspect, single radiator, storage cupboard with shelving.

### Bedroom Three

9'1" x 6'9" (2.79m x 2.06m)



uPVC double glazed window to front aspect, single radiator, wood effect flooring.

### Outside



The front of the property has a patio area immediately adjacent to the property, the remainder is laid to lawn with a pathway leading to the front door. The front garden is fully enclosed by wooden fencing with a pedestrian gate. The rear garden has a patio area immediately adjacent to the property ideal for garden

furniture, the remainder is mainly to lawn with a further area of patio to rear. The garden is fully enclosed by wooden fencing with a pedestrian gate. A single garage is located at the rear of the garden with an off street parking space.

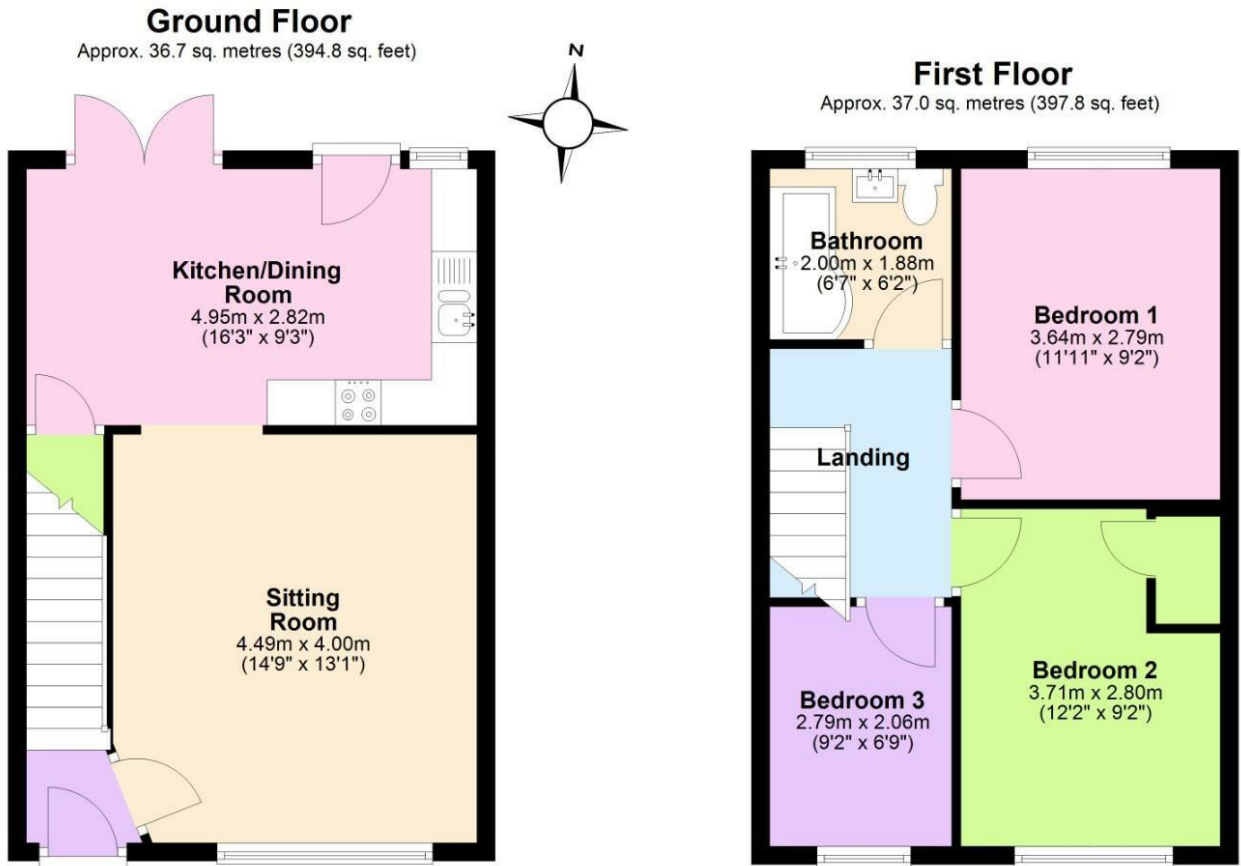
### Single Garage

uPVC door to rear garden. Metal up and over door, power and light is connected.

### Directions

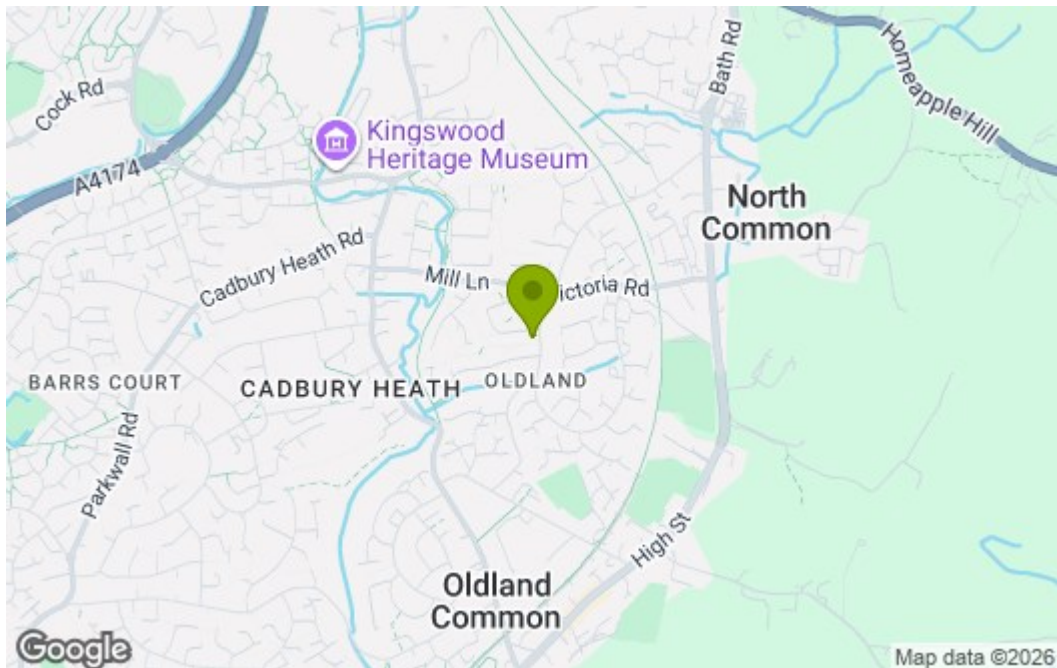
Sat Nav BS30 8UR

## Floor Plan



**3 Quantock Road, Bristol**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.