

## 22 Chessington Avenue, Bristol, BS14 9NN

**£270,000**

Offered for sale is this well-presented, neutrally decorated terraced property, ideally located in Chessington Avenue, Bristol, BS14 9NN. Boasting a thoughtful layout, the home features a hallway which leads to a bright and comfortable sitting room at the front of the house, providing a dedicated space to relax.

At the rear, a contemporary open-plan kitchen/diner is bathed in natural light and offers ample dining space, along with direct access to the good-sized, westerly facing rear garden. The garden is fully enclosed, making it perfect for entertaining or enjoying peaceful afternoons in the sun.

The residence offers two generous double bedrooms. The master bedroom benefits from built-in wardrobes, providing excellent storage solutions. Each room has been designed to maximise comfort and space, making the property suitable for first-time buyers seeking a stylish yet functional home.

## Entrance Hall

### Sitting Room

15'5" x 10'11" (4.72 x 3.34)



### Kitchen / Diner

15'9" x 8'9" (4.81 x 2.68)



## First Floor Landing

### Bedroom One

15'7" x 10'9" (4.77 x 3.30)



## Bedroom Two

9'9" x 9'1" (2.98 x 2.78)



## Bathroom

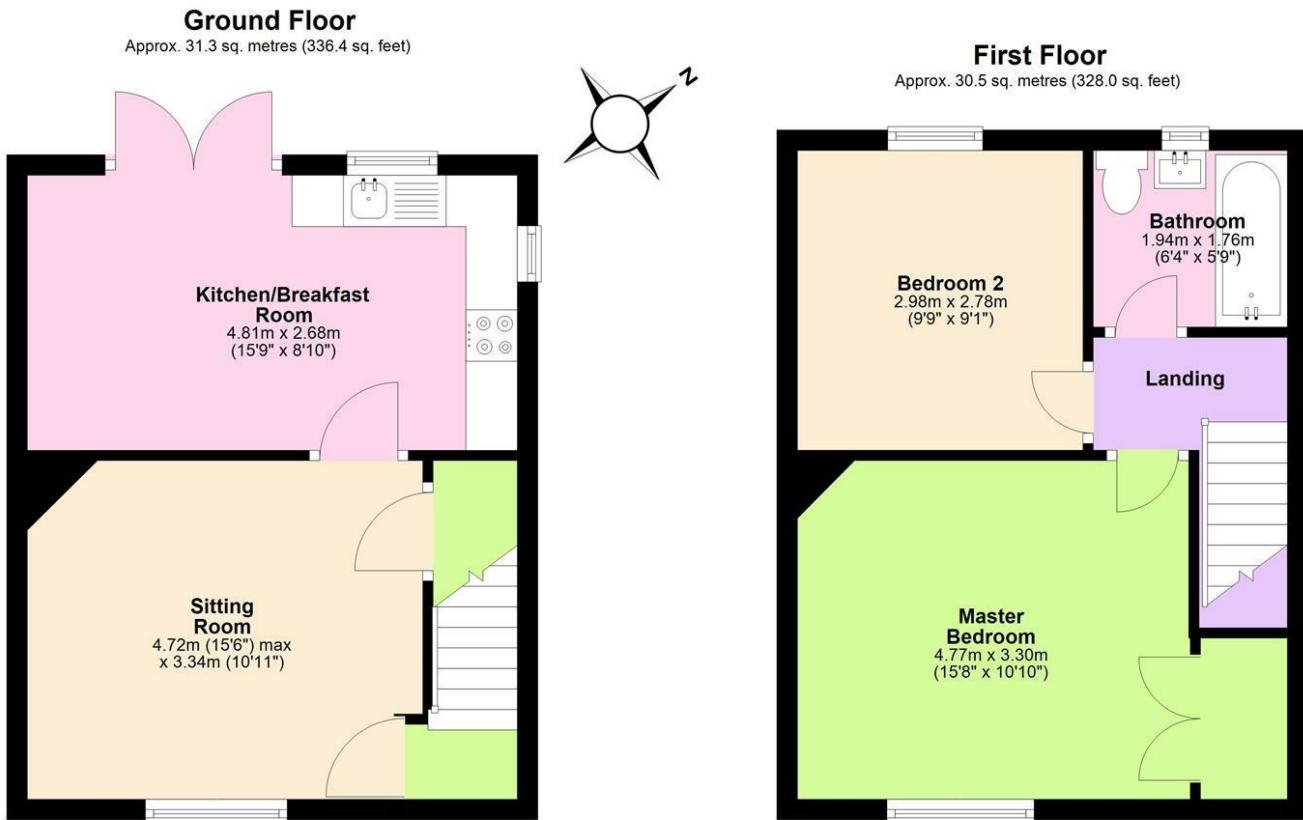
6'4" x 5'9" (1.94 x 1.76)



## Rear Garden

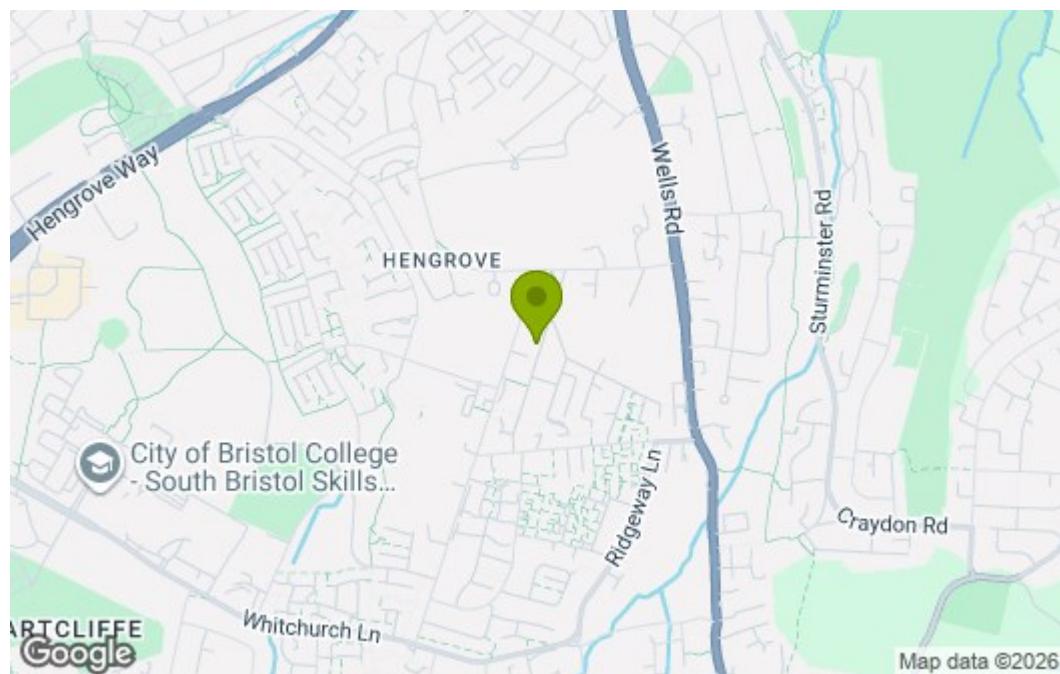


## Floor Plan

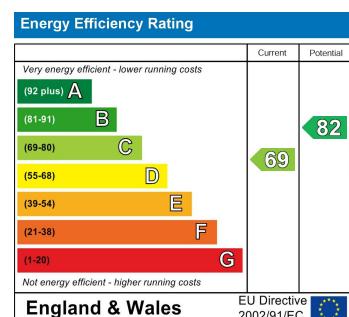


Total area: approx. 61.7 sq. metres (664.5 sq. feet)

## Area Map



## Energy Efficiency Graph



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