

3 Churston Close, Bristol, BS14 0HX

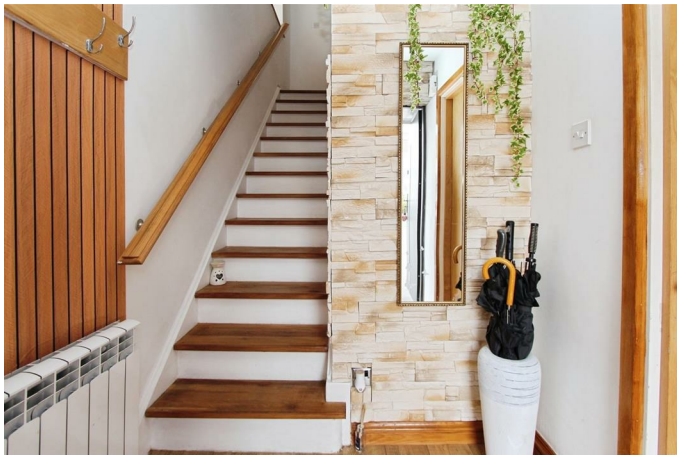
£377,000

Presenting this well-maintained three-bedroom semi-detached house with no onward chain, situated in a sought-after cul de sac location, ideal for both families and first-time buyers. The property benefits from good condition throughout and offers a practical layout designed for comfortable modern living.

Upon entering, you are welcomed by three distinct reception rooms, including sitting / dining room featuring a wood burning stove and a generous dining area with direct access to a charming conservatory—perfect for entertaining or relaxing. Further enhancing the property's appeal, the converted garage offers versatile additional space, suitable as a fourth bedroom, office, or hobby room to suit your lifestyle needs.

The kitchen is fitted with elegant granite countertops, generous natural light, and a dedicated breakfast area, making it a delightful spot for everyday meals. Upstairs, there are three bedrooms: two doubles and one single, ensuring ample space for growing families. The well-appointed family shower room featuring a modern walk-in shower.

Entrance Hall



Dining Area



Sitting / Dining Room

18'9" x 12'9" max (5.74 x 3.91 max)



Conservatory

8'4" x 7'8" (2.56 x 2.35)



Sitting Area



Kitchen / Breakfast Room

15'1" x 10'6" (4.62 x 3.21)



Additional reception Room / Office

12'4" x 9'2" (3.78 x 2.80)



Bedroom Three

7'4" x 6'5" (2.24 x 1.98)



First Floor Landing

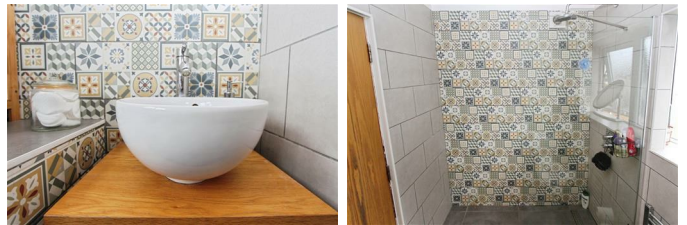
Bedroom One

9'1" x 7'5" (2.79 x 2.27)



Shower Room

7'4" x 4'6" (2.24 x 1.39)



Outside



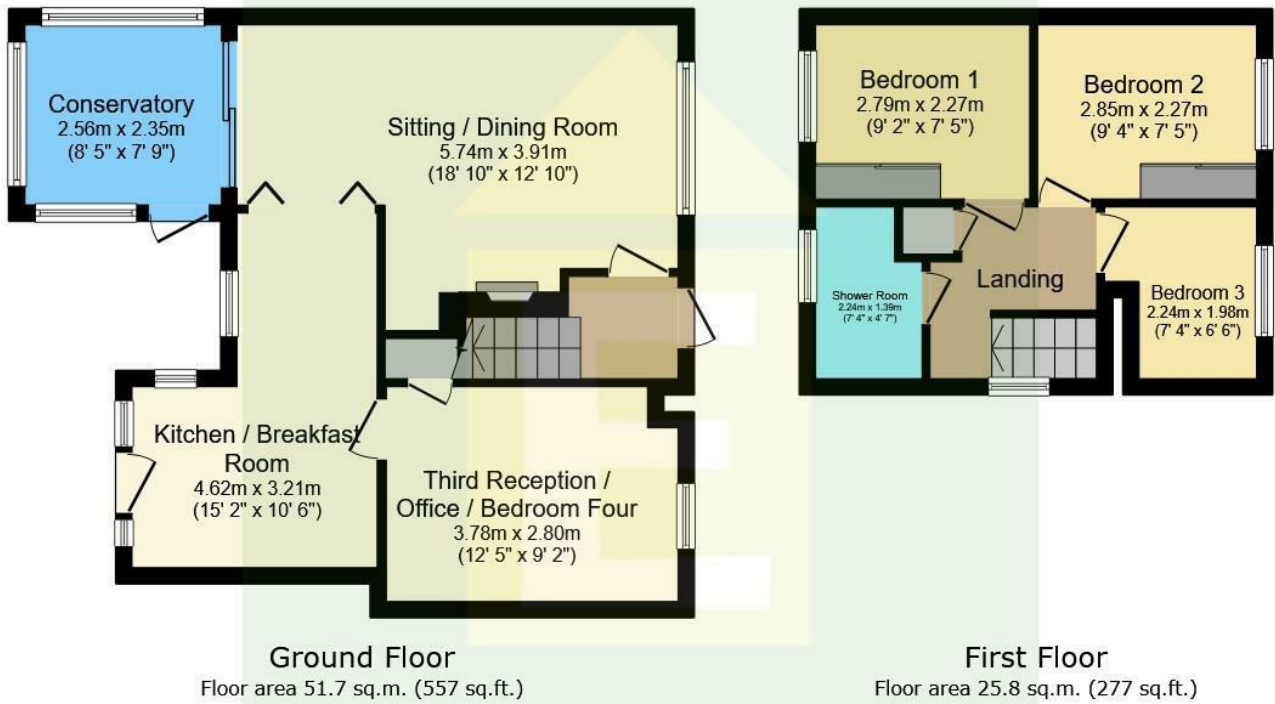
Bedroom Two

9'4" x 7'5" (2.85 x 2.27)



Floor Plan

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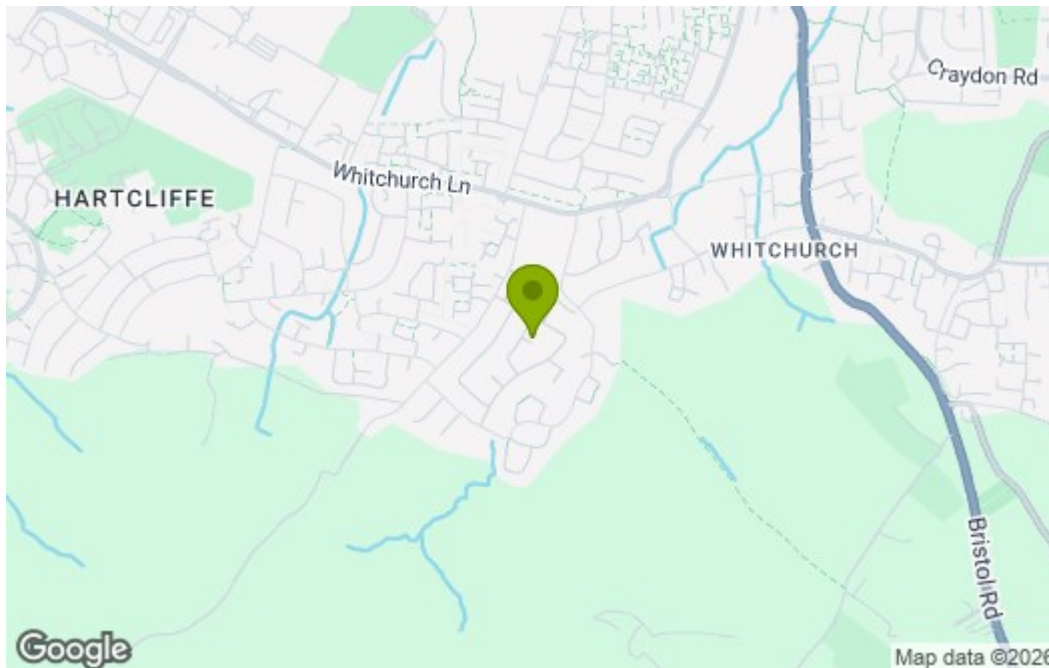


Total floor area: 77.5 sq.m. (834 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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