



Yeomanside Close, Bristol
, BS14 0PZ

£350,000



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Yeomanside Close, Bristol

DESCRIPTION

Situated in a quiet cul-de-sac within the popular Whitchurch area, this well-presented three-bedroom link-detached home enjoys beautiful far-reaching views across open greenery to the rear. Offering spacious and light-filled accommodation, two balconies, off-street parking, an integral garage, and a private enclosed garden, this property is ideal for first-time buyers, families, and professionals alike.

The property is approached via a driveway providing off-street parking and access to the integral garage. A welcoming porch leads into the home, with a convenient ground floor WC. The bright lounge is positioned to the front and opens through to the dining room, creating a lovely flow between the living spaces. Patio doors from the dining room open onto a balcony, providing a wonderful spot to relax and enjoy the far-reaching views. The dining room also opens through to the modern fitted kitchen, creating a sociable space ideal for entertaining and everyday living. The kitchen also benefits from internal access to the garage.

Upstairs, there are two generous double bedrooms, a well-proportioned third bedroom, and a modern shower room. A door from the landing leads onto a second balcony, offering another opportunity to enjoy the attractive outlook.

Steps from the main balcony lead down to the private enclosed rear garden, which backs onto open green space and provides a peaceful outdoor retreat.

Whitchurch offers excellent local amenities including shops, supermarkets, parks, schools, Hengrove Leisure Park, and Imperial Retail Park. There are also excellent transport links to Bristol City Centre, Bristol Temple Meads, Bristol Airport, and the motorway network.

A fantastic opportunity to purchase a spacious home with a great layout, stunning views, two balconies, garage, driveway, and a desirable cul-de-sac location in South Bristol.

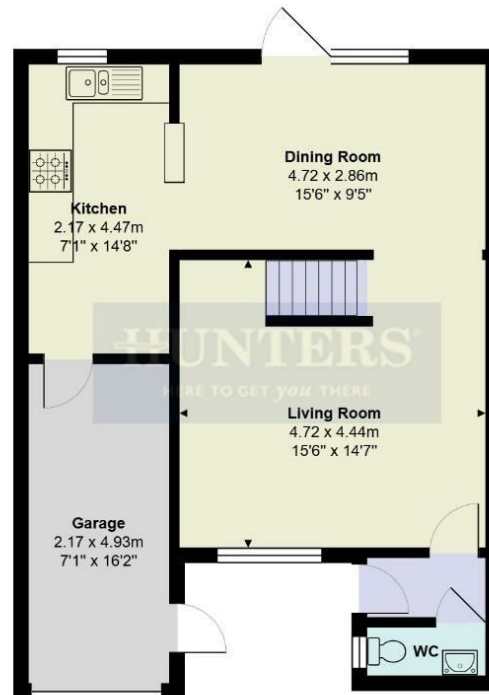




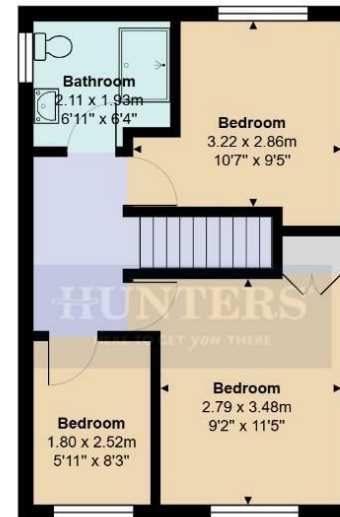
9, Yeomanside Close, Hengrove, Bristol, BS14 0PZ

Approximate Gross Internal Area (excluding garage) 84.8 sq m / 912 sq ft

Total Area 96.3 sq m / 1037 sq ft

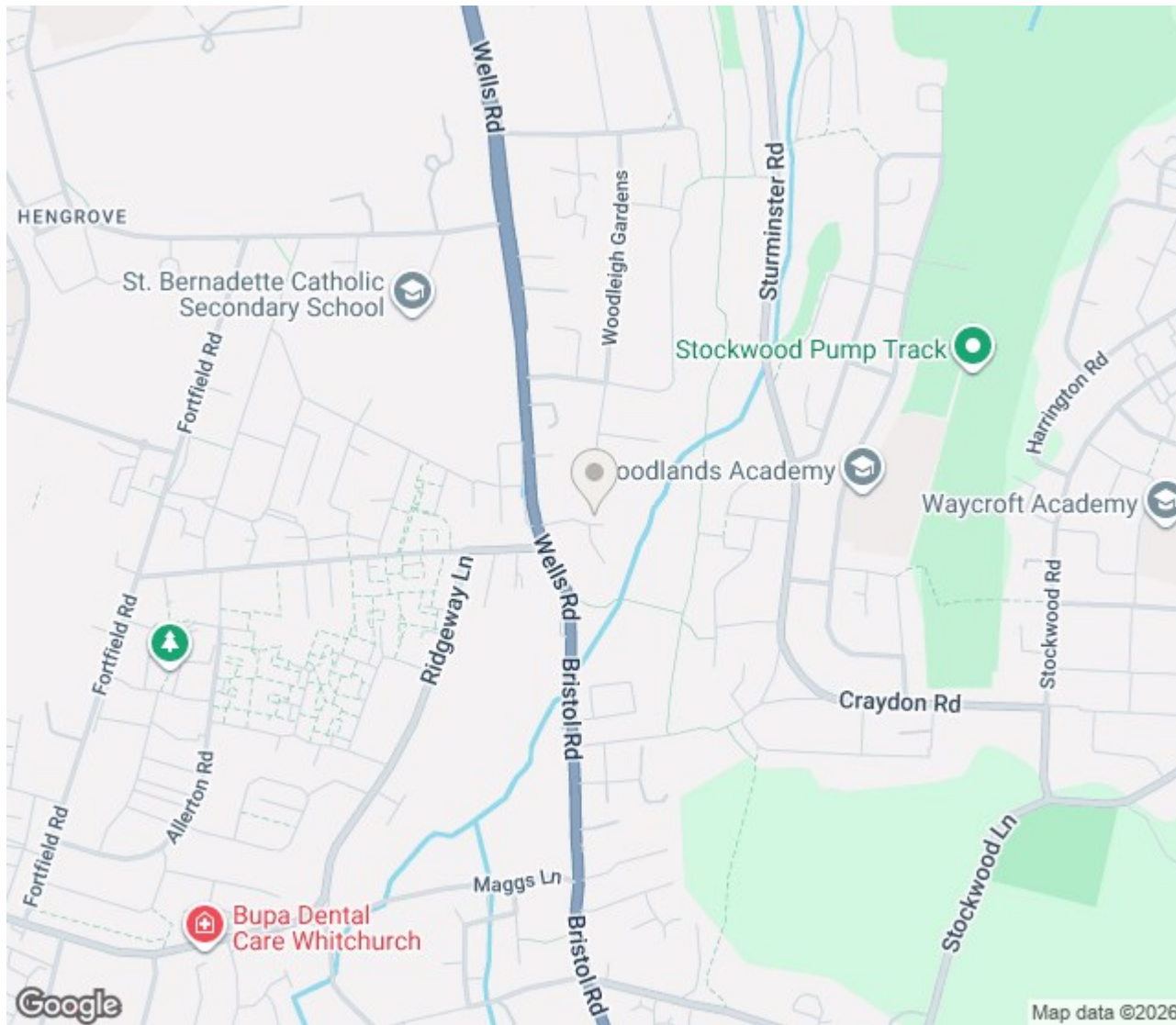


Ground Floor



First Floor





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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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.

