



9a Townsend Close, Bristol, BS14 8TS

£295,000

We are pleased to present this end of terrace house for sale, in a sought-after cul de sac location. This property, with no onward chain, is neutrally decorated and offers a welcoming setting ideal for first-time buyers or families.

The house is well appointed with two double bedrooms, providing ample space and privacy. The bedrooms are bright and airy, promising a haven of tranquillity.

The property also boasts of a single, separate reception room, filled with natural light from large windows. This spacious room will serve as a perfect setting for both, relaxation and entertaining guests.

The kitchen is a highlight of the property, designed in an open-plan style featuring a kitchen island and a dining space. This contemporary design allows for an easy flow of conversation and movement, making it a social hub of the house.

Entrance Hall



Bedroom One



Sitting Room



Bedroom Two



Kitchen / Diner



Bathroom



First Floor Landing

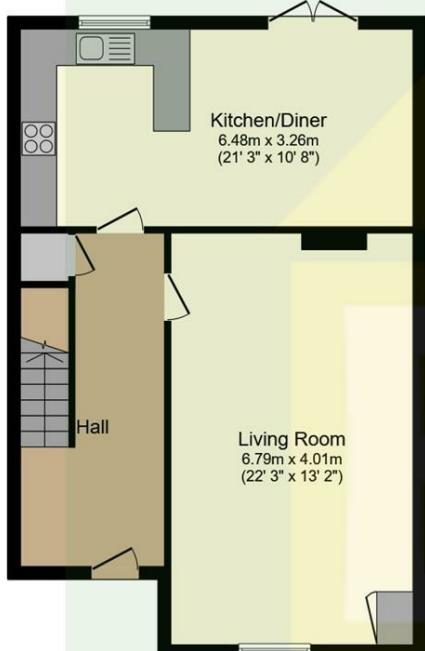


Outside

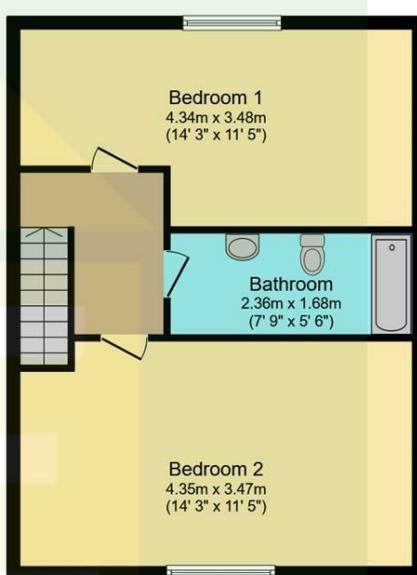


Floor Plan

9A Townsend Close, Stockwood, Bristol, BS14 8TS



Ground Floor
Floor area 62.6 sq.m. (674 sq.ft.)



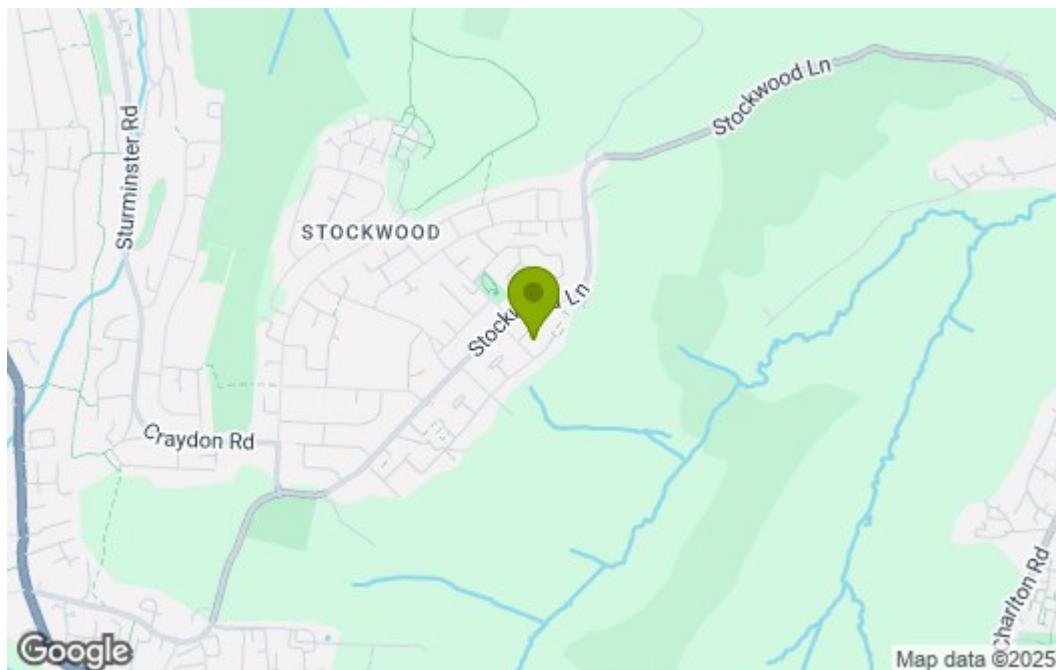
First Floor
Floor area 57.4 sq.m. (618 sq.ft.)

Total floor area: 120.0 sq.m. (1,291 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



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.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	