



## 16 Burnbush Close, Bristol, BS14 8LQ

**£285,000**

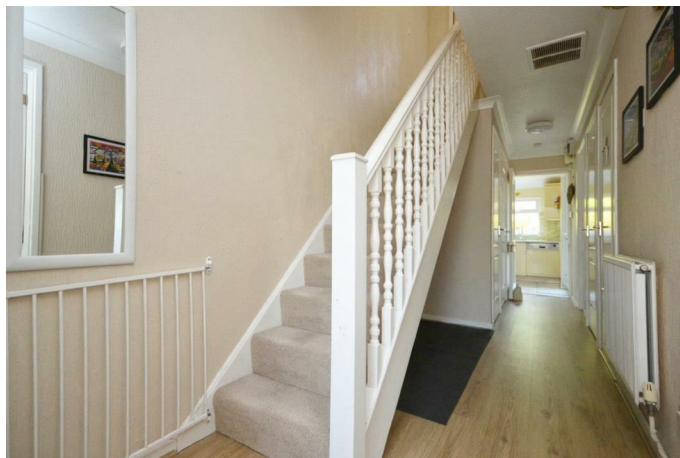
This three-bedroom end of terrace house is for sale in a residential area of Bristol, offering a practical layout suited to first-time buyers and families. Neutrally decorated throughout and with an EPC rating of C and council tax band B, the property represents an efficient and manageable home.

The ground floor provides two reception rooms, a separate kitchen and a conservatory to the rear, currently used as a home office. There is a ground floor WC and useful built-in storage. Upstairs are two double bedrooms and one single bedroom, together with a family bathroom. Solar panels are installed, providing an additional energy-efficient feature.

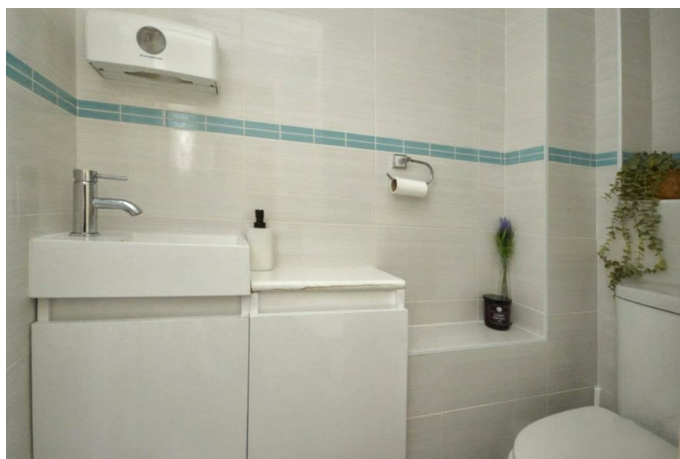
The property is located within reach of local woods and a nature reserve, offering accessible green space for walking and recreation. Nearby schools and local amenities, including everyday shopping and services, are available within the surrounding neighbourhoods of south Bristol.

## Entrance Porch

## Hallway

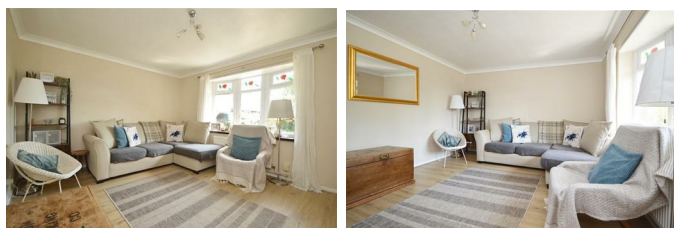


## W/C



## Sitting Room

13'5" x 11'7" (4.10 x 3.54)



## Dining Room

11'5" x 10'8" (3.48 x 3.26)



## Kitchen

8'0" x 6'1" (2.46 x 1.87)

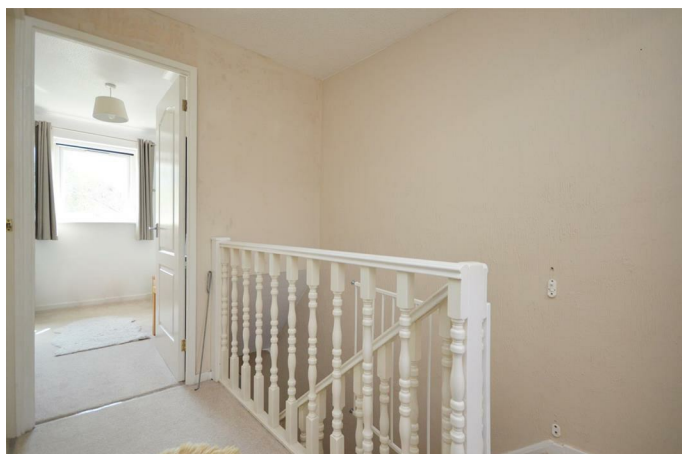


## Conservatory

9'11" x 5'4" (3.04 x 1.63)



### First Floor Landing



### Bedroom One

13'5" x 12'0" (4.11 x 3.66)



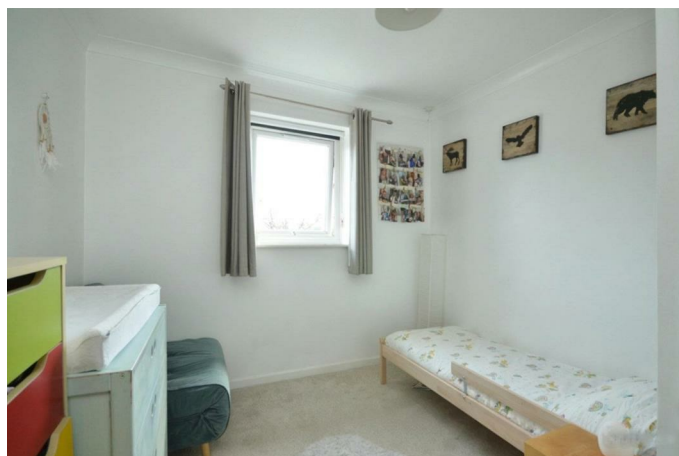
### Bedroom Two

11'3" x 10'11" (3.44 x 3.33)



### Bedroom Three

9'0" max x 8'11" (2.76 max x 2.74)



### Bathroom

6'2" x 5'7" (1.88 x 1.71)



### Outside



## Floor Plan

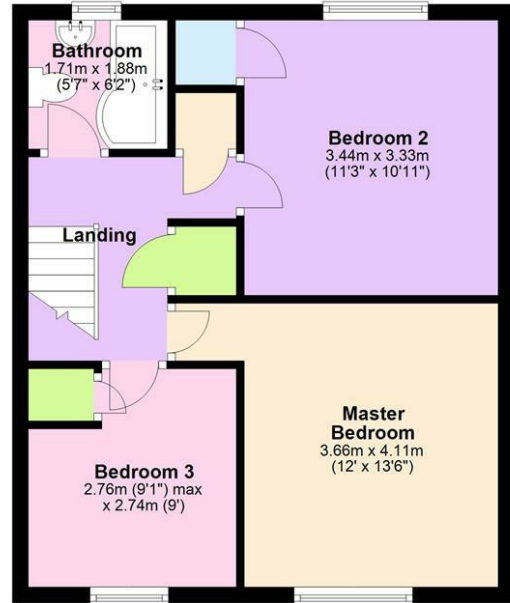
### Ground Floor

Approx. 54.5 sq. metres (586.5 sq. feet)



### First Floor

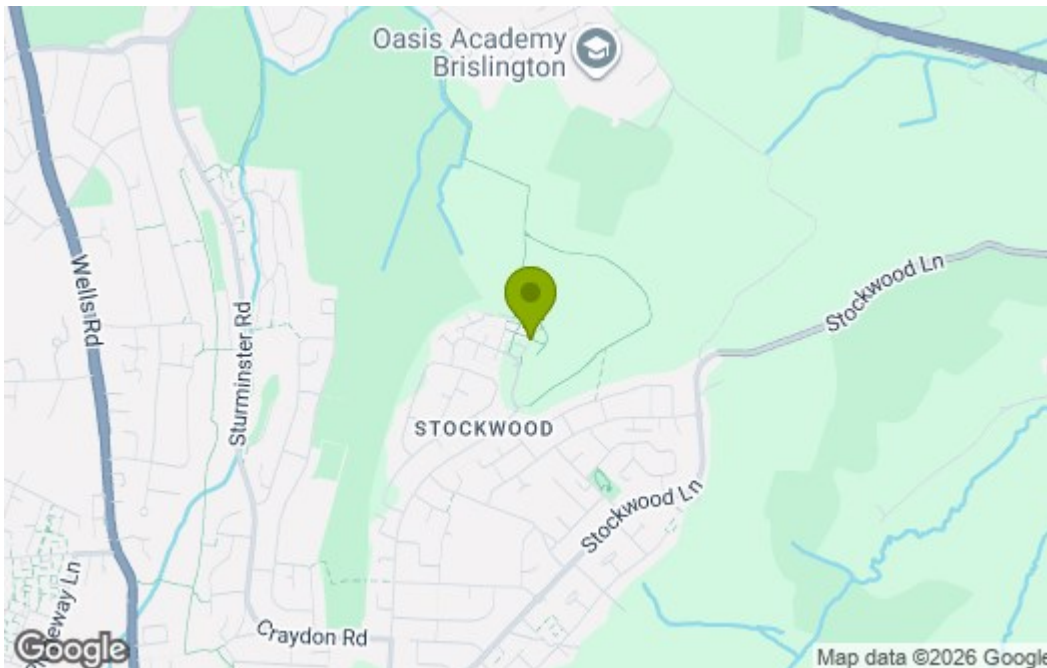
Approx. 43.8 sq. metres (471.2 sq. feet)



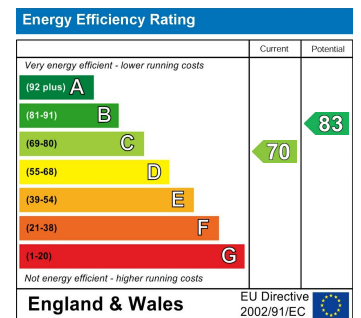
Total area: approx. 98.3 sq. metres (1057.7 sq. feet)

**16 Burnbush Close, Bristol**

## Area Map



## Energy Efficiency Graph



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