



**Maynard Terrace, Clutton, Bristol , BS39 5PL**

**£450,000**

- **Period Features Throughout**
- **Garage and Parking**
- **Front & Rear Gardens**
- **Close Commuting To The City Of Bristol**
- **Council Tax Band - C**
- **En-suite & WC**
- **Open Plan Kitchen Living**
- **Two Reception Rooms**
- **Tenure - Freehold**
- **Energy Rating - D**

Nestled in the charming village of Clutton, Bristol, this beautifully presented terraced house on Maynard Terrace offers a delightful blend of period features and modern comforts. With three spacious bedrooms, this property is perfect for families or those seeking extra space.

As you step inside, you will be greeted by an inviting atmosphere that showcases the character of a traditional cottage. The well maintained interiors boast original features that add to the home's unique charm, while the contemporary touches ensure a comfortable living experience. Each bedroom is generously sized, providing ample room for relaxation and personalisation.

The property comprises of entrance hall, open plan kitchen dining and living room, an addition reception room, conservatory and wc. Upstairs you will find two doubles and a single bedroom all of which benefit from built in wardrobes, bedroom one features an addition ensuite, the upstairs is completed which a spacious family bathroom with a roll top bath and separate shower.

The property benefits from convenient parking for several vehicles a valuable asset in this picturesque village setting. Outside, you can enjoy the quaint surroundings that Clutton has to offer and beautiful countryside just a stone's throw away.

Don't miss the opportunity to make this delightful home your own.

Kitchen / Dining Room / Lounge 30'4" x 11'9" (9.27 x 3.60)

Reception Room 14'0" x 9'7" (4.29 x 2.93)

Converatory 9'1" x 6'10" (2.79 x 2.09)

WC

Bedroom One 14'0" x 9'10" (4.29 x 3.00)

En-Suite

Bedroom Two 14'2" x 9'1" (4.33 x 2.79)

Bedroom Three 9'1" x 8'0" (2.79 x 2.46)

Bathroom

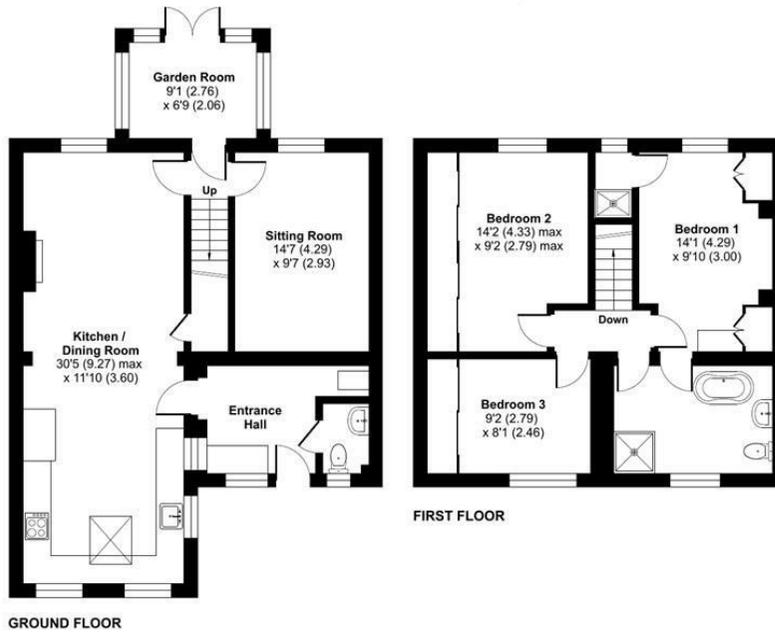




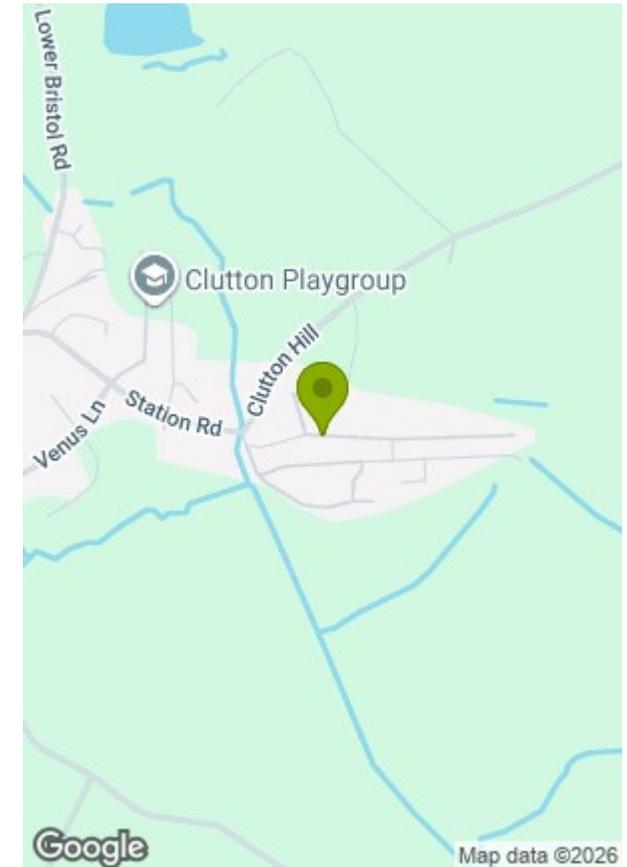
### Maynard Terrace, Clutton, Clutton, Bristol, BS39

Approximate Area = 1271 sq ft / 118 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Barons Property Centre. REF: 1420069



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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