



19 Chiltern Close, Bristol , BS14 9RH

£325,000



Nestled in the quiet and private cul-de-sac of Chiltern Close, this newly decorated semi-detached family home offers a welcoming retreat away from the hustle and bustle of main roads and passing pedestrians. With no onward chain, the property is ready to move straight into, yet offers plenty of potential for the next owners to make it their own.

The entrance is located to the side of the house, leading into a bright and spacious hallway that flows effortlessly into the sizeable sitting room—large enough to accommodate both relaxation and dining. The modern kitchen provides ample storage and features French doors that open out to the rear garden, creating a seamless indoor-outdoor connection. A white bathroom completes the ground floor. Both the kitchen and bathroom benefit from newly fitted flooring, and new blinds have been installed throughout, adding a fresh, modern touch.

Upstairs, the home boasts three well-proportioned bedrooms, including a particularly generous main bedroom that stretches the length of the house, mirroring the size of the sitting room below.

Outside, a lawned front garden is complemented by a mature tree, adding colour during the summer months. Off-street parking to the side provides convenience, with gated access leading to the enclosed rear garden, which is mainly laid to lawn with a patio area. The garden is a great size and offers plenty of potential to be transformed into something special.

This property presents an excellent opportunity for families seeking both comfort and convenience in a peaceful cul-de-sac setting.

Sitting / Dining Room 10'11 x 16'01 max (3.33m x 4.90m max)

Kitchen 10'00 x 11'09 (3.05m x 3.58m)

Bathroom 5'08 x 7'10 (1.73m x 2.39m)

Bedroom One 10'11 x 16'02 max (3.33m x 4.93m max)

Bedroom Two 7'10 x 8'01 (2.39m x 2.46m)

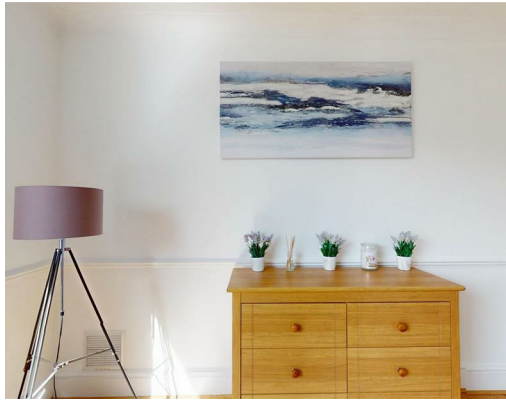
Bedroom Three 10'11 x 7'06 (3.33m x 2.29m )

Tenure - Freehold

Council Tax Band - C

- Energy Rating - D
- Three Bedrooms
- Sizeable Living Room
- White Bathroom Suite
- Off Street Parking
- Semi-Detached Family Home
- No Onward Chain
- Modern Kitchen
- Generous Sized Garden
- Cul-De-Sac Location









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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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