

3 Bed Town House In Latimer Close, Bristol, , Bristol, BS4 4FG £390,000





SHORT DESCRIPTION

Property Ref: 16795 Commanding a prime position in the heart of Brislington (BS4), Latimer Close is an exceptionally well-presented three-bedroom townhouse. Unlike standard layouts, this property is designed with versatility at its core, offering two distinct living areas and generous accommodation spread across three thoughtfully planned floors. The ground floor serves as the social hub, featuring a well-equipped, contemporary country-style kitchen that opens into a spacious dining and living area. This level is also serviced by a practical cloakroom and provides direct access to the medium-sized, low-maintenance rear garden—perfect for effortless outdoor entertaining. On the first floor, you'll find a separate, light and airy second living room, providing a refined space for relaxation away from the main kitchen hub. This floor also hosts one of the three double bedrooms and the main family bathroom, which is fitted with a bath and overhead shower. The top floor is dedicated to the remaining private quarters, including a second double bedroom and a premium master suite complete with its own ensuite shower room. Ideally suited for professionals or investors looking for a high-quality asset in a resilient Bristol postcode, this home benefits from double glazing throughout and dedicated off-street parking. Located just a stone's throw from local green spaces like Nightingale Valley and the amenities of Sandy Park, this townhouse offers the perfect balance of suburban tranquility and city-edge convenience. Property Summary: Layout: 3 Double Bedrooms 2 Living Rooms 2.5 Bathrooms Parking: Private Off-Street Space Outdoor Space: Low-maintenance private garden Garage Property Type: Town House Full selling price: £390,000 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: C Measurement: 1173.27sq.ft. Outside Space: Rear Garden Parking: Garage Heating Type: Central, Double Glazing, Eco Friendly, Gas Central Heating, Gas Chain Sale or Chain Free:Chain free Possession of the property: Tenanted -----



Bed Room(s)



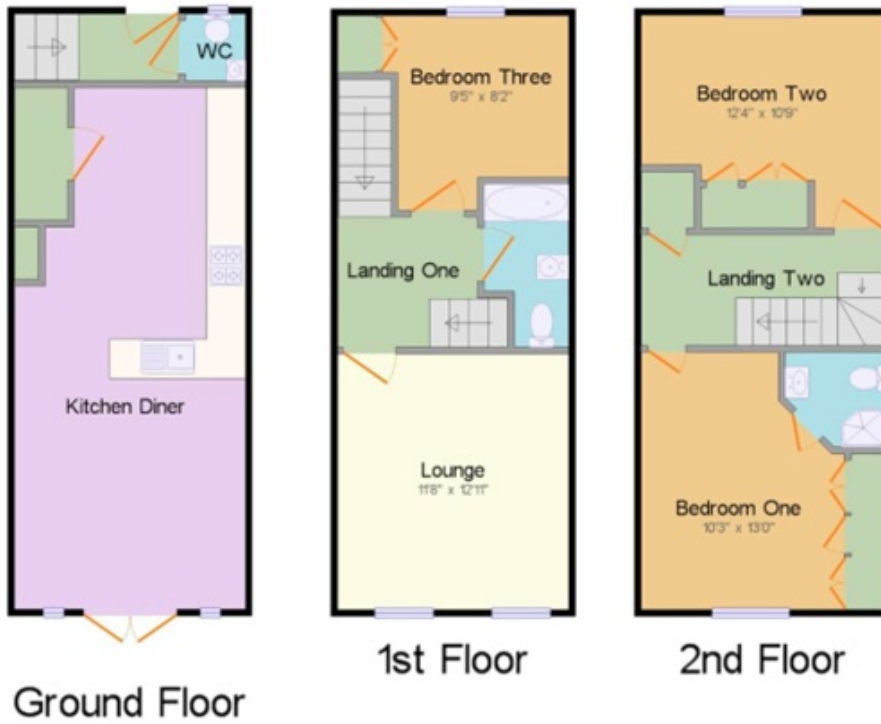
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	End-terrace house
Total floor area	109 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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