



Church Road, Bristol

, BS14 0PN

£300,000



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HUNTERS[®]

HERE TO GET *you* THERE

Church Road, Bristol

DESCRIPTION

Situated on one of Whitchurch's most desirable roads and enjoying attractive views across open fields to the front, this three-bedroom end of terraced home presents an excellent opportunity for buyers looking to modernise and create a fantastic family home. Offered to the market with no onward chain, the property benefits from off-street parking, an enclosed rear garden, and generous living accommodation throughout.

The ground floor comprises a welcoming entrance hall, a spacious sitting room, a separate dining room, and a fitted kitchen with access to the rear garden. There is also a useful outside WC and coal store, providing excellent additional storage or potential for further improvement.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, making it an ideal choice for growing families, first-time buyers looking for a project, or investors.

While the property requires renovation, it offers huge potential to update and personalise, with the added advantage of being positioned on a highly sought-after road in a picturesque setting. Externally, the enclosed rear garden provides a private outdoor space to enjoy, while the off-street parking adds everyday convenience.

Church Road is a highly regarded residential address in Whitchurch, known for its pleasant outlook and established community. The property enjoys views across open fields to the front while remaining within easy reach of a wide range of local amenities, including shops, supermarkets, schools and healthcare facilities. Excellent transport links provide straightforward access to Bristol City Centre, Bristol Airport, and surrounding areas, with nearby bus routes and convenient road connections making it ideal for commuters.

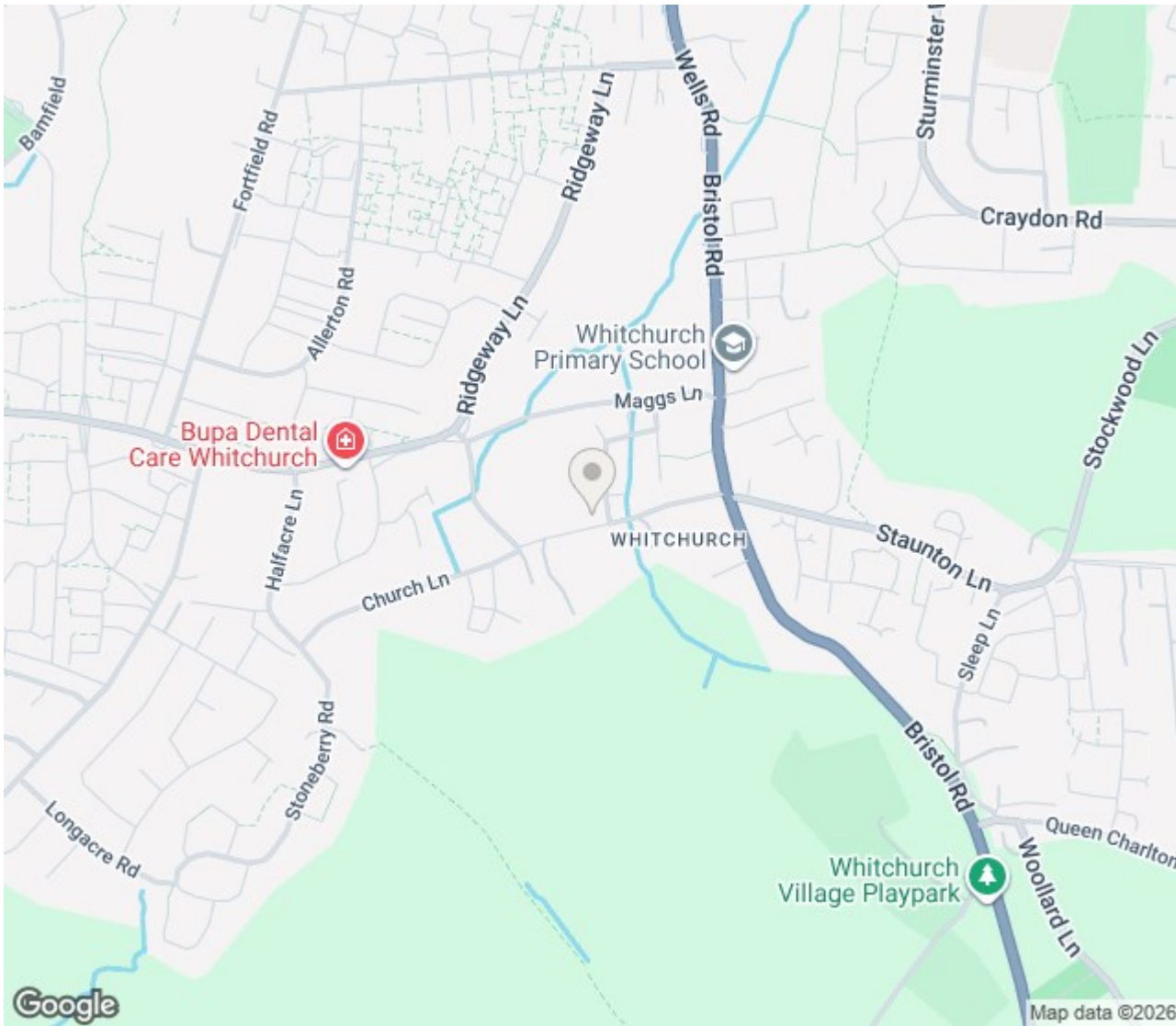






Total area: approx. 97.5 sq. metres (1049.8 sq. feet)





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.