



Bristol
, BS14 9JU

£200,000



Bristol

DESCRIPTION

This well-presented first floor apartment is offered for sale in the Whitchurch area of Bristol and provides a practical layout ideal for first-time buyers and investors. The property features two bedrooms, including a double bedroom with built-in wardrobes and a further single bedroom, making it suitable for a range of needs.

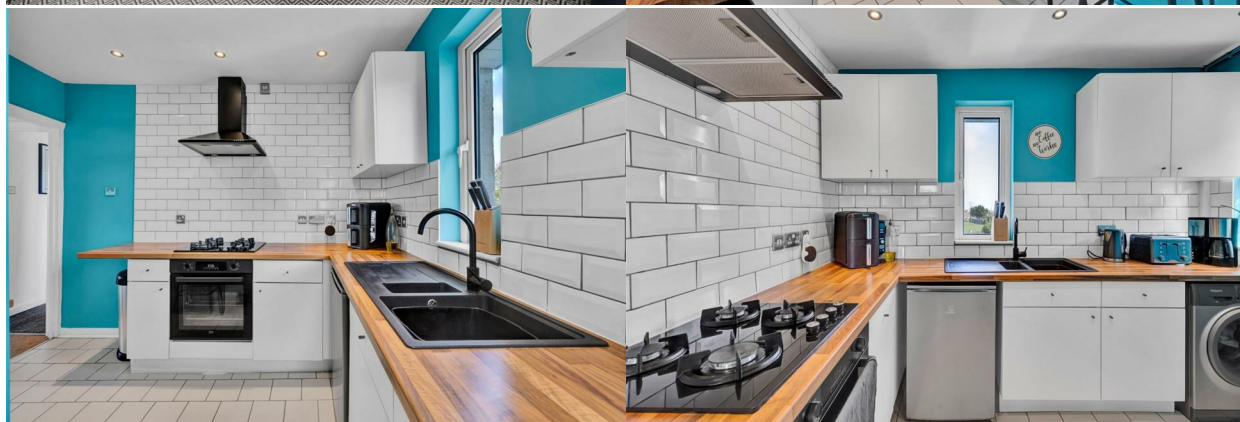
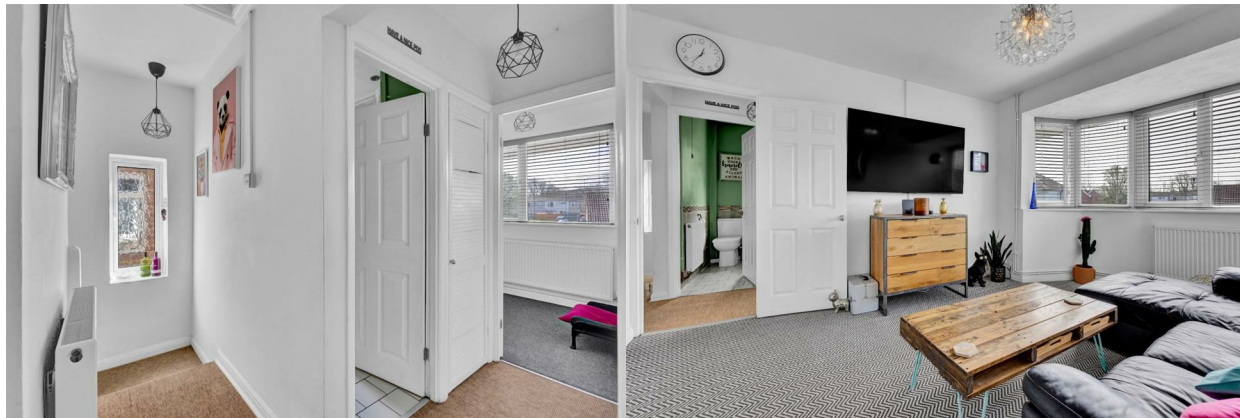
The light and airy bay-fronted lounge offers a comfortable reception space, complemented by a modern kitchen with a breakfast area. A modern bathroom completes the internal accommodation. The flat benefits from gas central heating and double glazing.

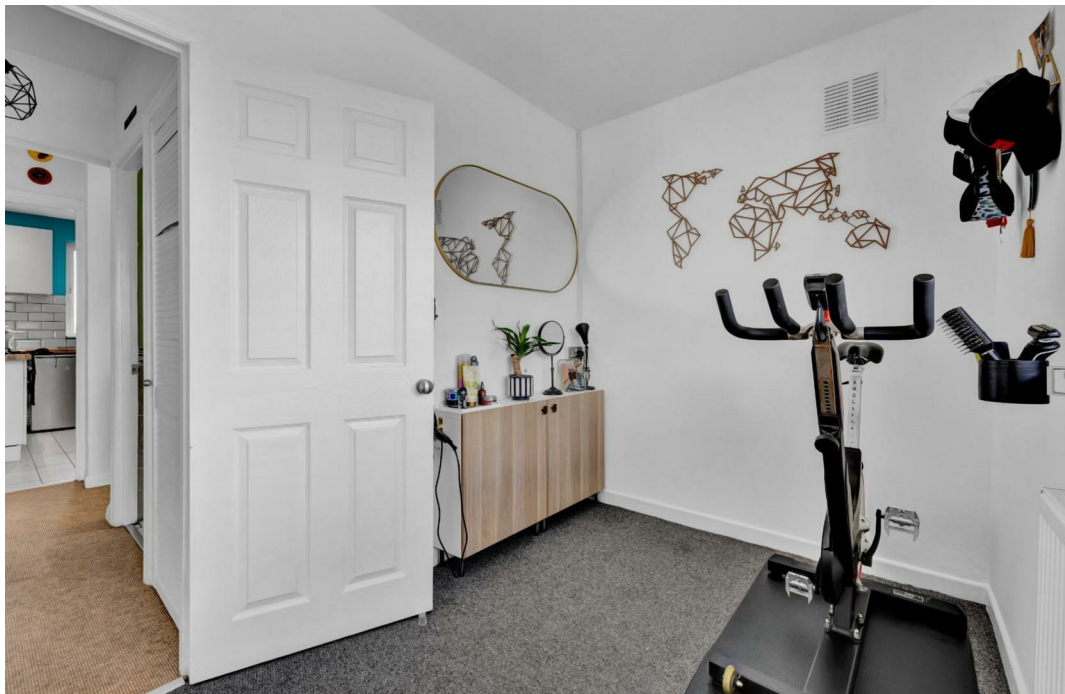
A notable feature is the private, enclosed southerly facing garden, providing valuable outdoor space.

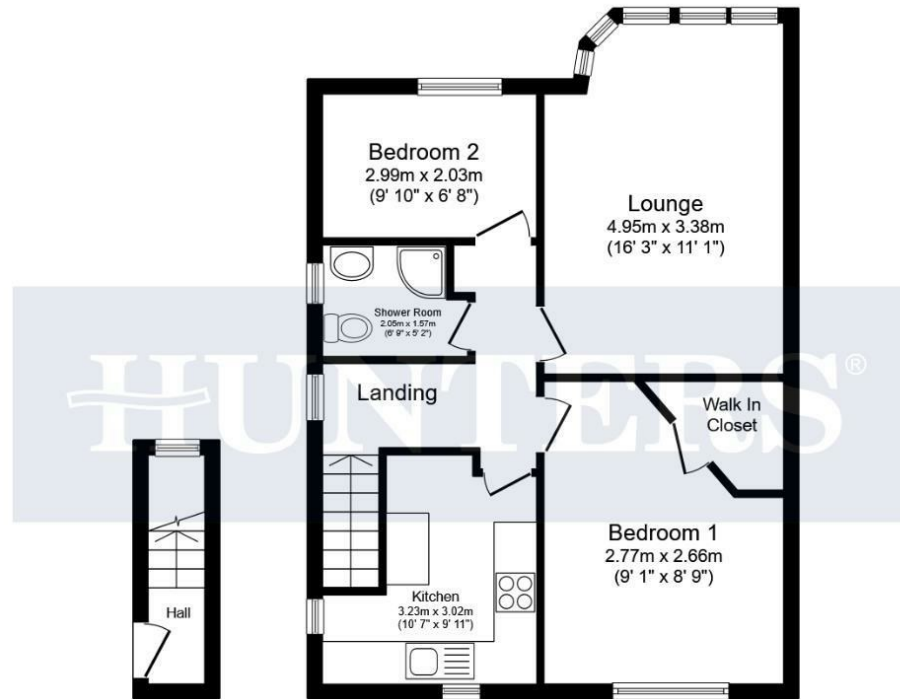
Whitchurch offers a variety of local amenities, including supermarkets, local shops and cafés, with Hengrove Leisure Park and nearby green spaces such as Whitchurch Playing Fields within easy reach. There are nearby schools in the local area, making the location practical for households requiring access to education.

Public transport links are convenient, with regular bus services into Bristol city centre typically taking around 20–30 minutes, depending on route and traffic. Parson Street and Bristol Temple Meads railway stations are accessible by bus or car, providing connections towards Bath, Cardiff and London.

This two-bedroom apartment in Whitchurch represents a well-located opportunity for sale, combining a functional internal layout with its own private garden and access to local amenities and transport links.







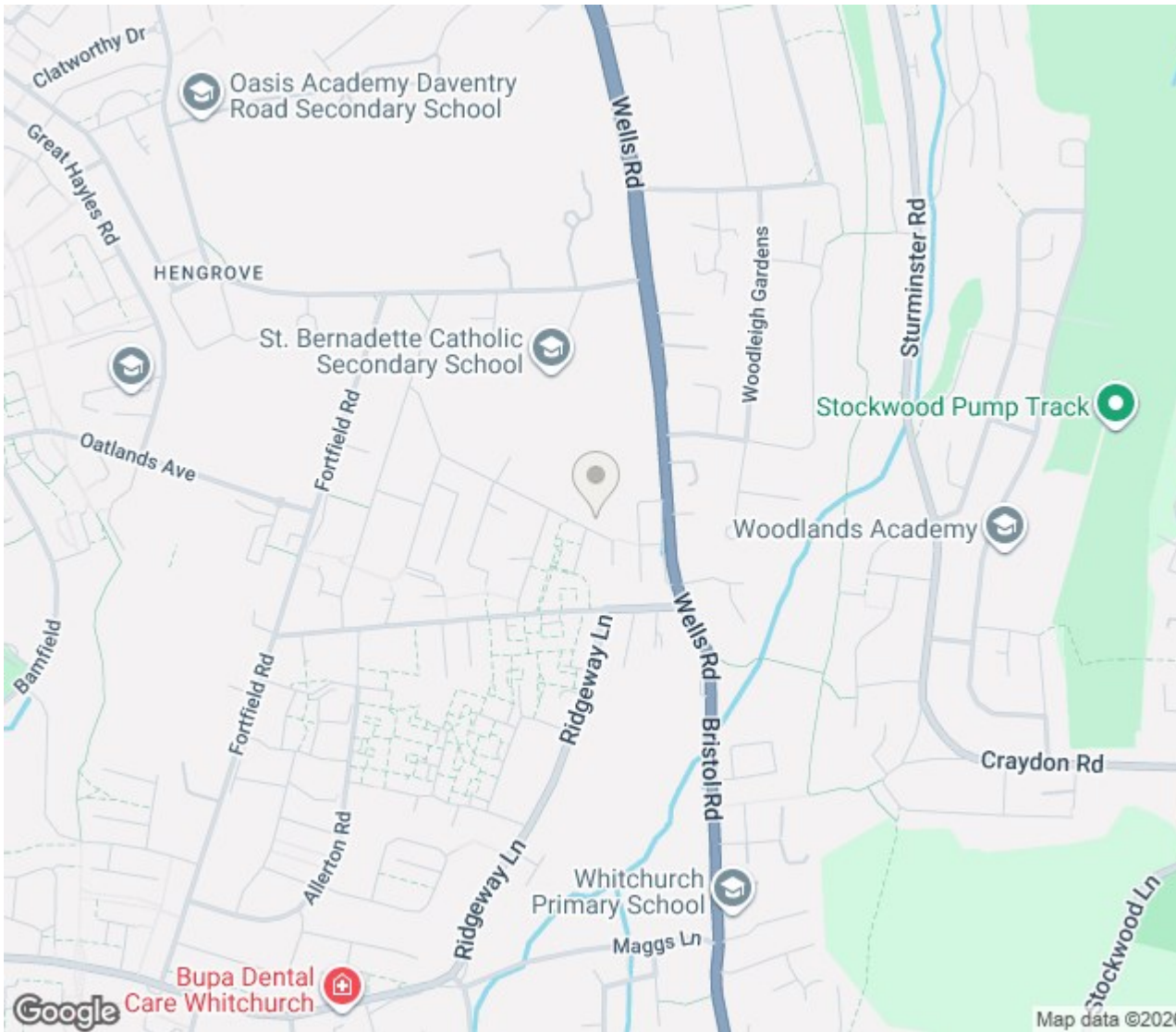
Ground Floor
 Floor area 2.6
 sq.m. (28
 sq.ft.)

First Floor
 Floor area 56.7 sq.m. (610 sq.ft.)

Total floor area: 59.3 sq.m. (638 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com





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.