



Wharnecliffe Gardens, Bristol
, BS14 9NF

Asking Price £375,000

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Wharnecliffe Gardens, Bristol

DESCRIPTION

A well-presented and thoughtfully extended three-bedroom end-of-terrace family home, offering spacious and versatile accommodation throughout and situated in a popular residential location.

The property is entered via a welcoming porch which leads into the entrance hallway. To the front of the home is a bright and airy lounge, providing a comfortable space for relaxation. To the rear, the impressive kitchen/dining room offers an excellent space for family living and entertaining, with patio doors opening directly onto the enclosed rear garden. The kitchen also provides access to a substantial utility room and an additional reception room, currently utilised as a home office, offering flexibility to suit a variety of lifestyles and requirements. A convenient ground floor W/C completes the downstairs accommodation.

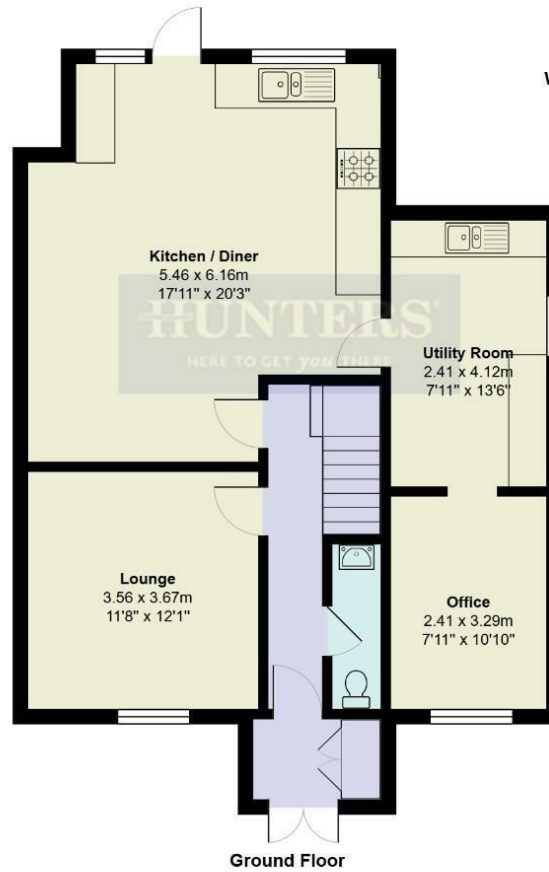
On the first floor, there are three well-proportioned bedrooms and a spacious family bathroom featuring both a separate bath and shower.

Externally, the property benefits from an enclosed rear garden, ideal for families and outdoor entertaining, with access to a useful storage shed. To the front, a driveway provides valuable off-street parking.

Combining generous living space with practical family-friendly accommodation, this attractive home is ideally suited to growing families seeking a well-maintained property in a convenient Bristol location.

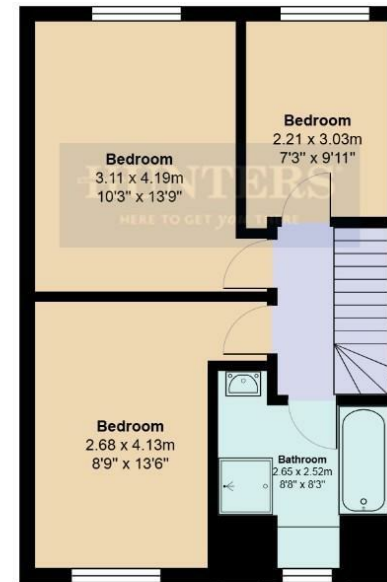






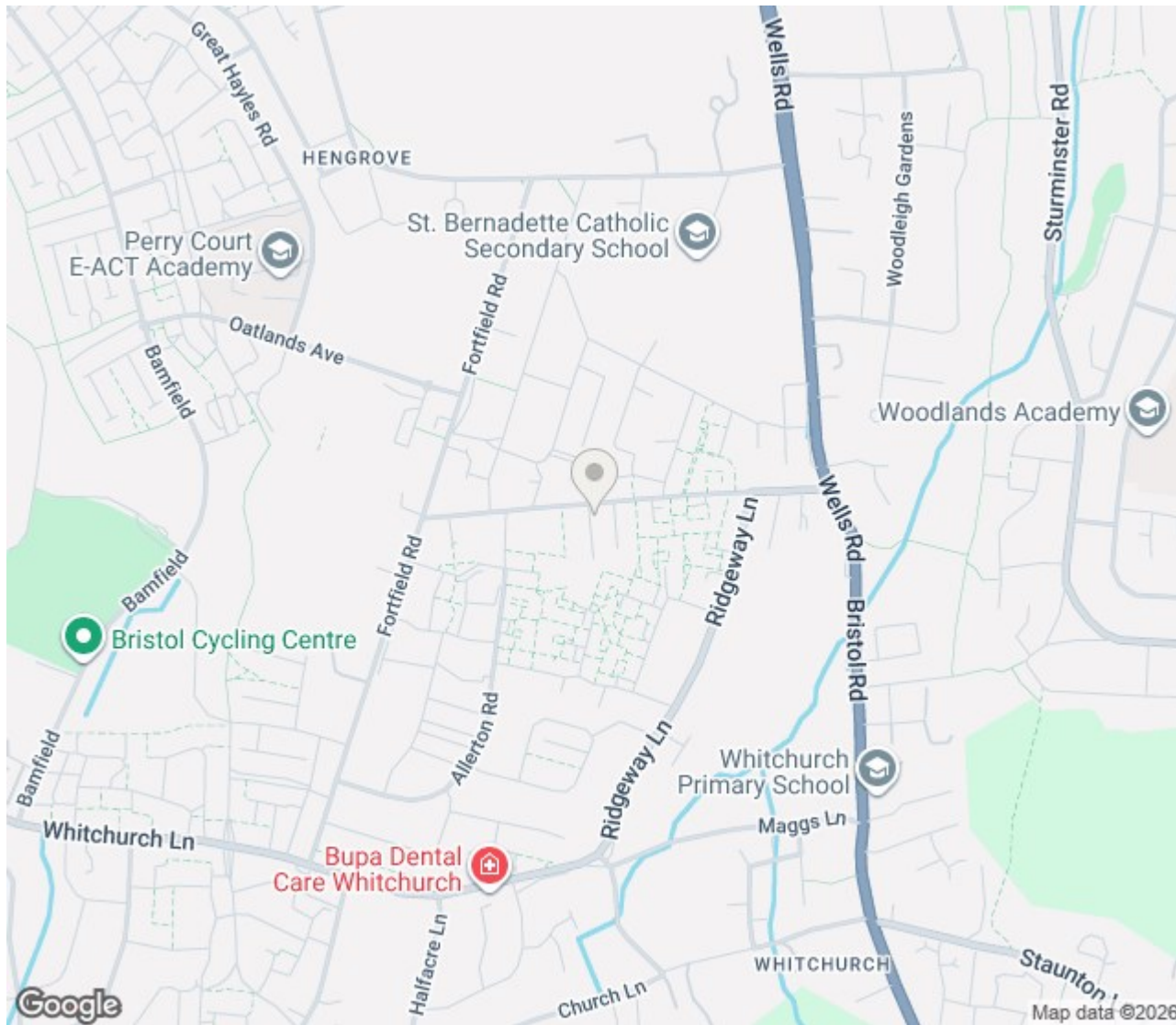
Wharnecliffe Gardens, Whitchurch, Bristol, BS14 9NF

Total Area: 120.7 m² ... 1299 ft²



First Floor





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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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 	

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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.