



**Whitecross Avenue, Bristol**  
BS14 9JD

**£360,000**



**3**



**1**



**2**



**D**

**HUNTERS®**  
HERE TO GET *you* THERE



# Whitecross Avenue, Bristol

## DESCRIPTION

Presenting for sale, this semi-detached property set in a highly sought-after location. With excellent public transport links, proximity to reputable schools and easy access to local amenities, this residence is perfectly suited for first-time buyers and families alike.

The property, requiring modernisation, is offered with no onward chain, serving as an ideal opportunity for those looking to put their own stamp on a home. It boasts three bedrooms, two of which are spacious doubles and the third a comfortable single. These rooms offer potential for personalisation to meet the needs of the new homeowners.

The house benefits from a single fitted kitchen, providing a functional space for meal preparation. The bathroom features a bath and a separate shower, promising versatility for your daily routines. There is also a handy downstairs w/c.

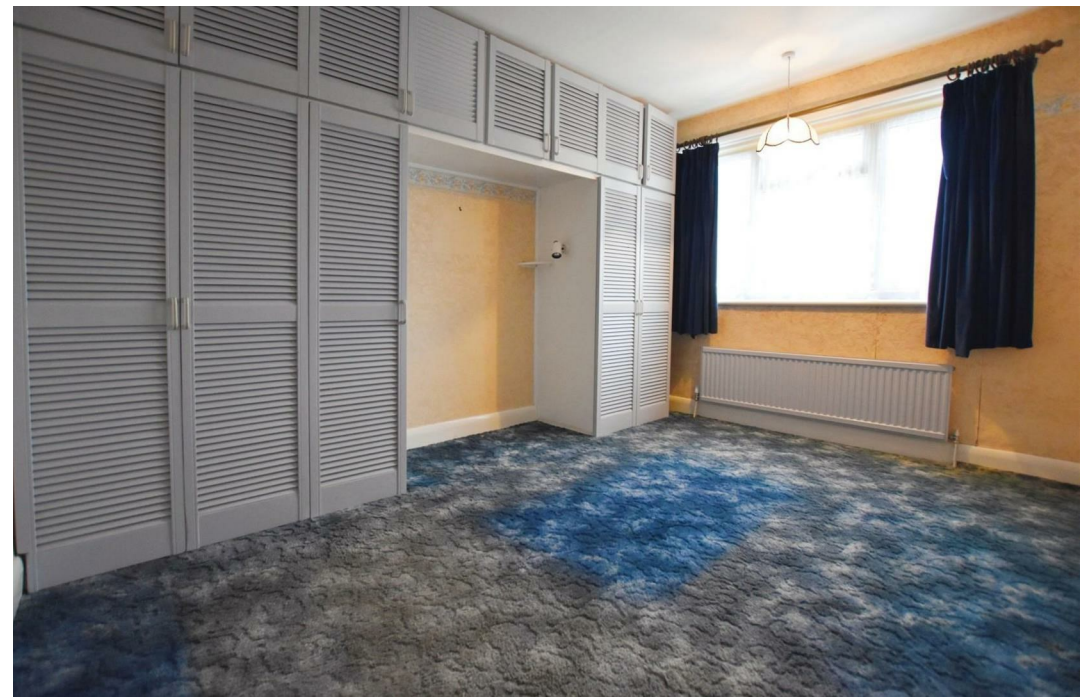
Two reception rooms add to the functionality of this home, not only offers additional living space but also invites an abundance of natural light, giving the property a bright and airy feel. There is also a conservatory to the rear giving you access to the garden.

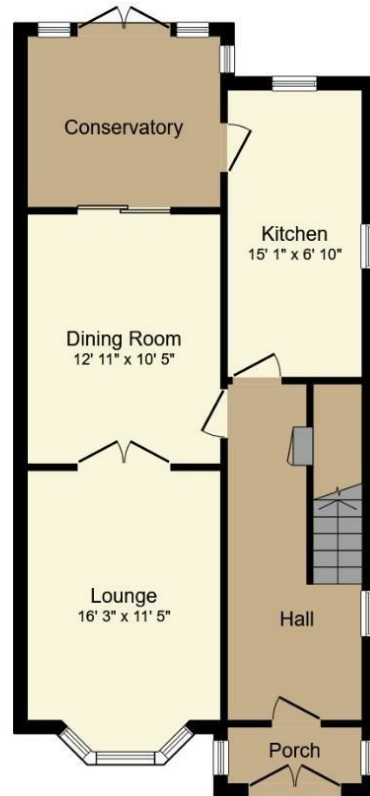
Further benefits of the property include off-street parking and a private garden, enhancing the appeal of this home. The garden offers an outdoor space for relaxation or family activities, and the parking guarantees convenience for the homeowners.

This property, with its potential for modernisation and its excellent location, promises to be a fantastic investment for those ready to embark on their home ownership journey.









Ground Floor



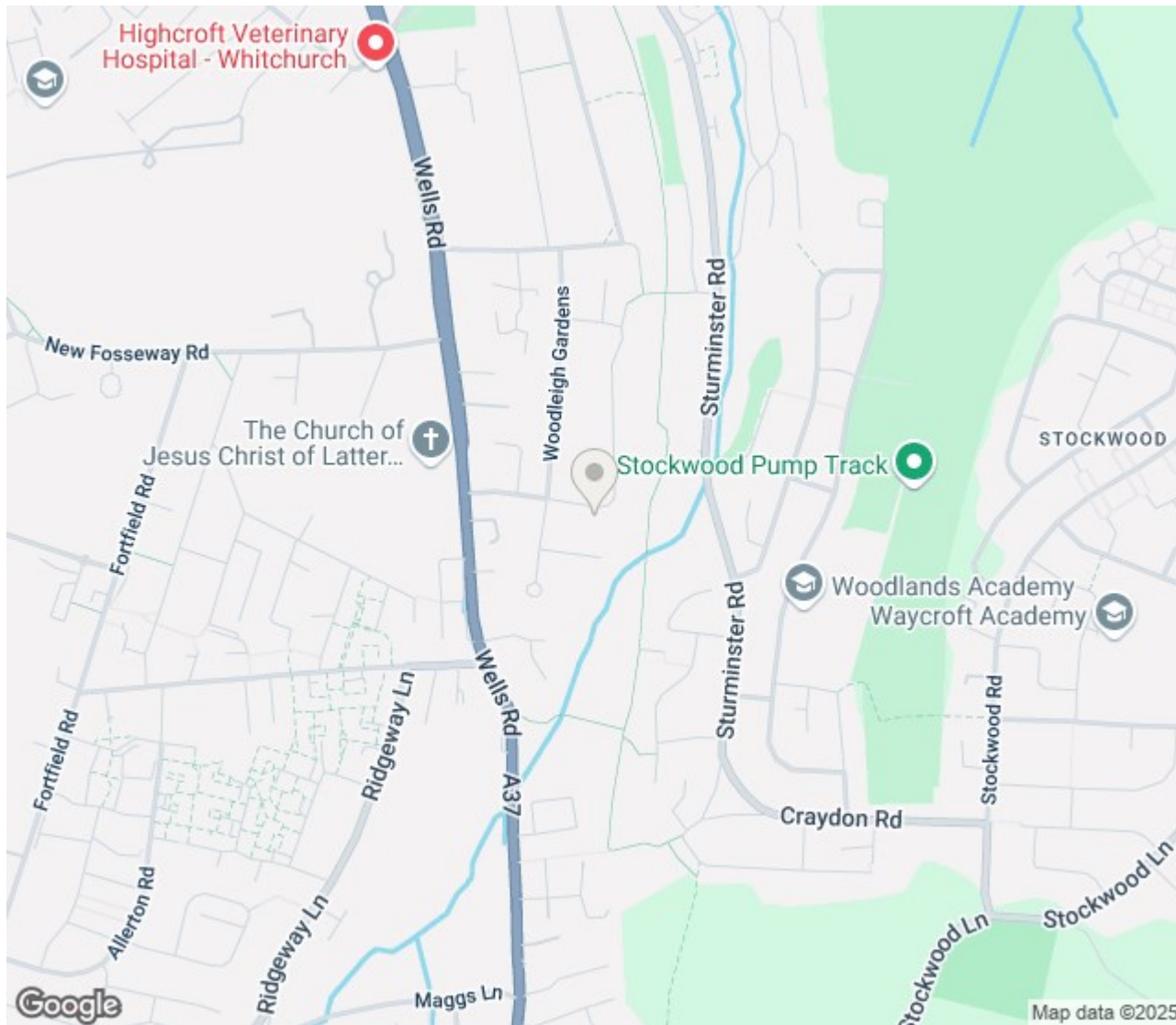
First Floor

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](http://www.Propertybox.io)










## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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](mailto:whitchurch@hunters.com)**

**HUNTERS®**  
HERE TO GET *you* THERE





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.