



Cranleigh Road, Bristol
, BS14 9PL

£350,000



Cranleigh Road, Bristol

DESCRIPTION

Situated in the popular Whitchurch area of Bristol, this well-presented two double bedroom detached dormer bungalow offers accommodation arranged over two floors and is offered for sale with no onward chain.

A welcoming entrance hallway provides access to the ground floor accommodation, including a bright and airy lounge featuring patio doors opening directly onto the side garden, creating a lovely connection between the home and outside space. The hallway also leads to a modern kitchen/diner, with further patio doors providing access to the south-facing enclosed rear garden. A ground floor bathroom completes this level.

Upstairs, the property offers two generous double bedrooms, providing excellent flexibility for those looking for guest accommodation, a home office or additional living space. There is also a separate WC serving the first floor.

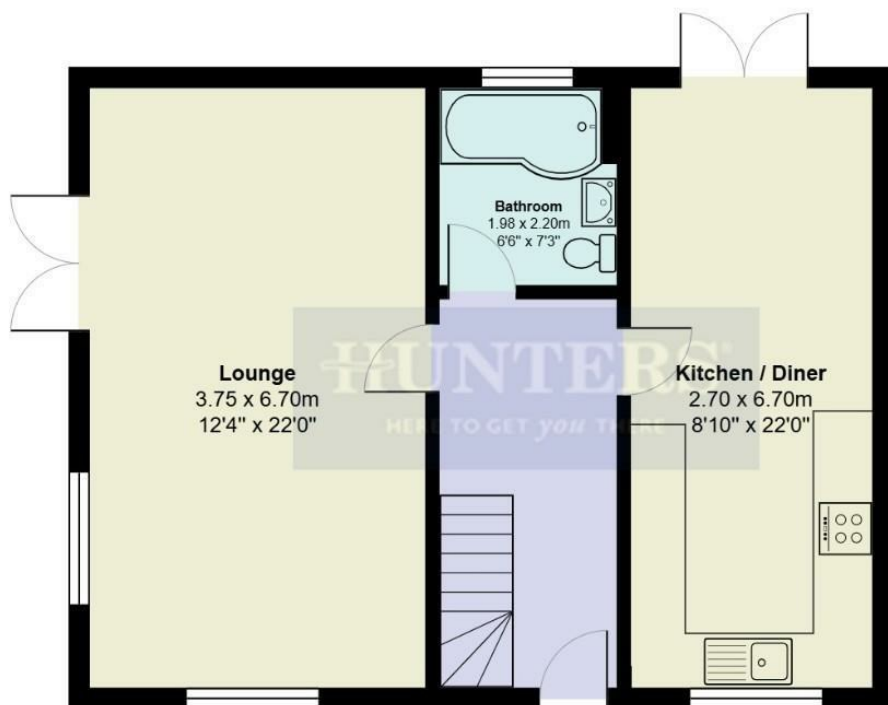
Outside, the enclosed south-facing rear garden provides a private space to enjoy the sunshine, while the additional side garden accessed from the lounge offers further outdoor space. Further benefits include energy-efficient underfloor heating, which provides consistent warmth and lower utility bills.

The property is presented in good condition throughout and is likely to appeal particularly to those looking to downsize without compromising on space, as well as couples, first-time buyers or anyone seeking a detached home with flexible accommodation.

Cranleigh Road is conveniently positioned within Whitchurch, with a range of everyday amenities close by, including local shops, supermarkets, schools and places to eat. The area also offers good access to surrounding areas of South Bristol, Bristol city centre and nearby transport links, making this a convenient location for both everyday living and commuting.





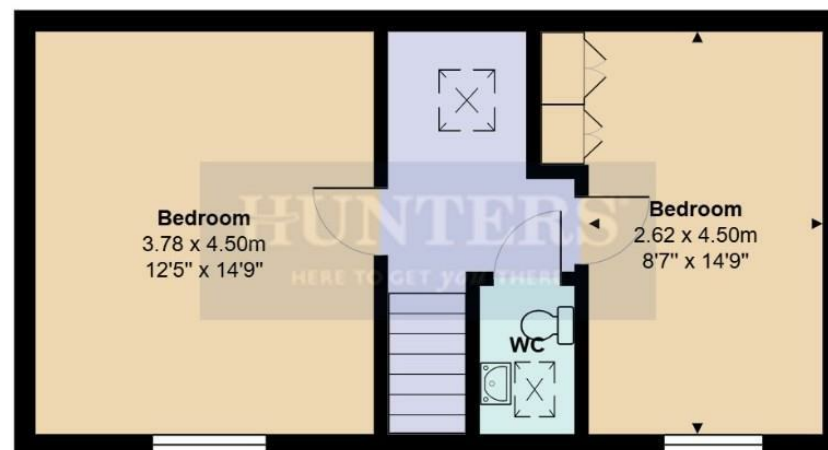


Ground Floor



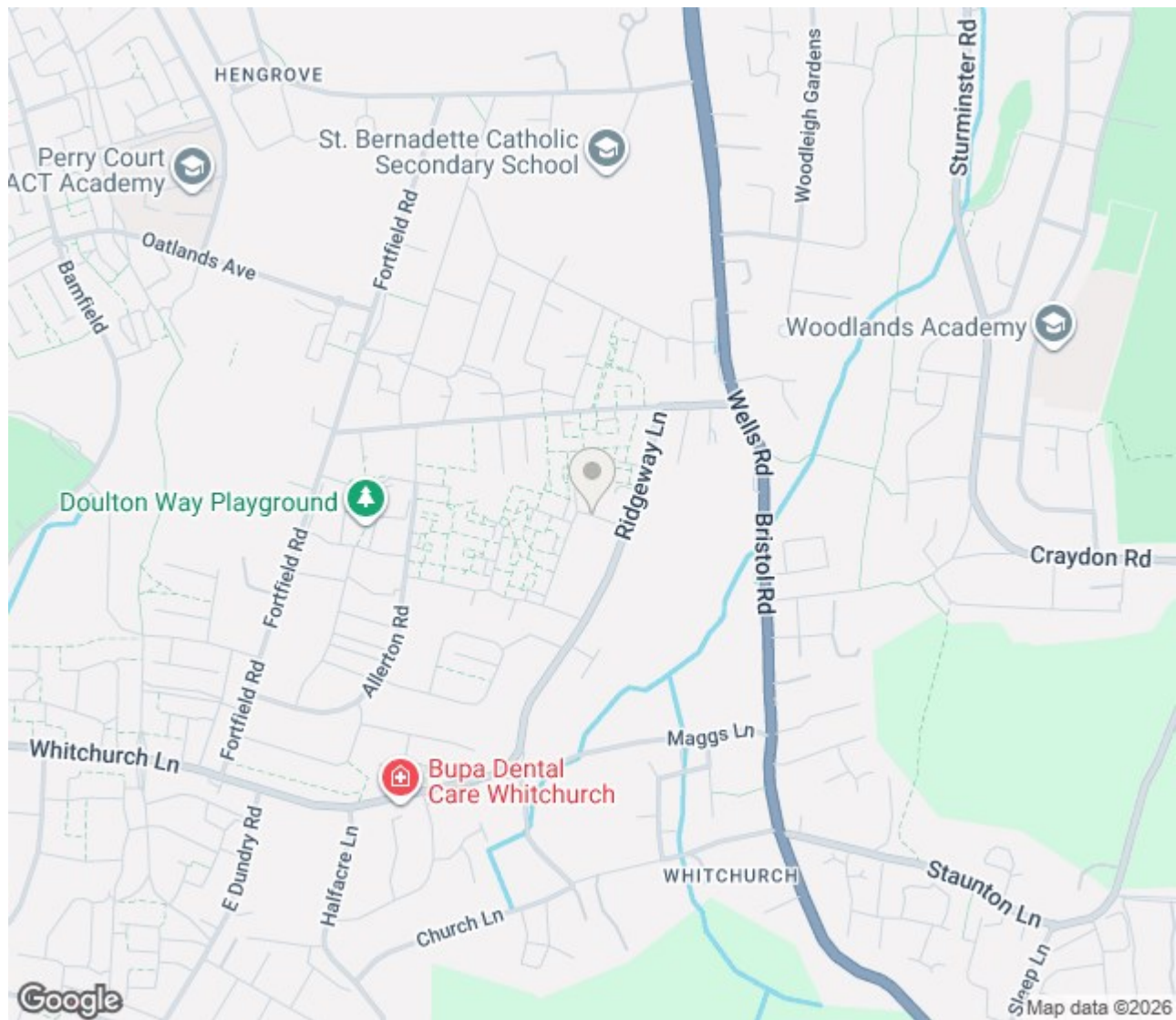
Cranleigh Road, Whitchurch, Bristol, BS14 9PL

Approximate Gross Internal Area 98.3 sq m / 1058 sq ft



First Floor





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(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?

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