



Whitwell Road, Bristol

- Extended Mid Terrace
- Kitchen/Diner
- Bathroom
- Off Street Parking
- Three Good Size Bedrooms
- Lounge
- Enclosed Rear Garden
- NO ONWARD CHAIN

£280,000

Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

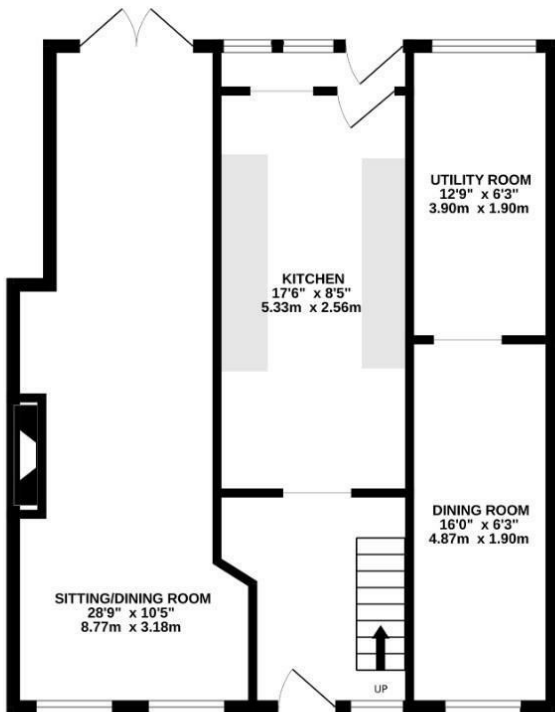
Whitwell Road, Bristol

DESCRIPTION

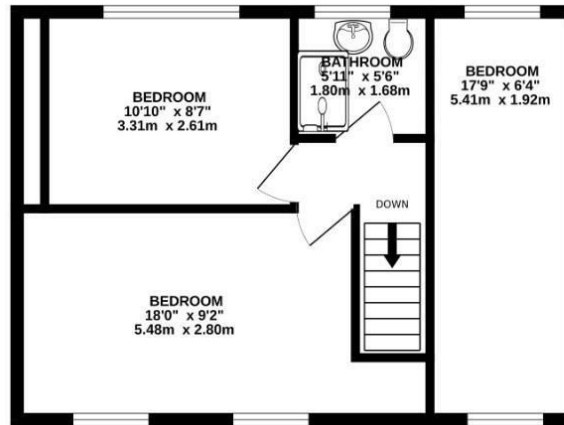
This three bedroom end of terrace property is being offered for sale with no onward chain! This potential family home is set in a quiet cul-de-sac location and briefly comprises of an entrance hallway, kitchen/diner, lounge and two extra reception rooms, one of which has a built in lift to the third bedroom, all on the ground floor. The first floor provides three sizeable bedrooms and a bathroom. This property also benefits from a large rear garden as well as off road parking at the front and easy access to shops and schools whether you are walking or driving. Call today to book a viewing!



GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1086 sq.ft. (100.9 sq.m.) approx.
Made with Metropix ©2023

Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	86		
	62		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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.

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

Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 if you wish to arrange a viewing appointment for this property or require further information.

28 Belland Drive, Whitchurch, BS14 0EW

Tel: 01275 891444 Email:

whitchurch@hunters.com <https://www.hunters.com>



HUNTERS[®]
HERE TO GET *you* THERE