

# HUNTERS®

HERE TO GET *you* THERE

72 Edgefield Road, Whitchurch, Bristol, BS14 0ND

£335,000

Property Images



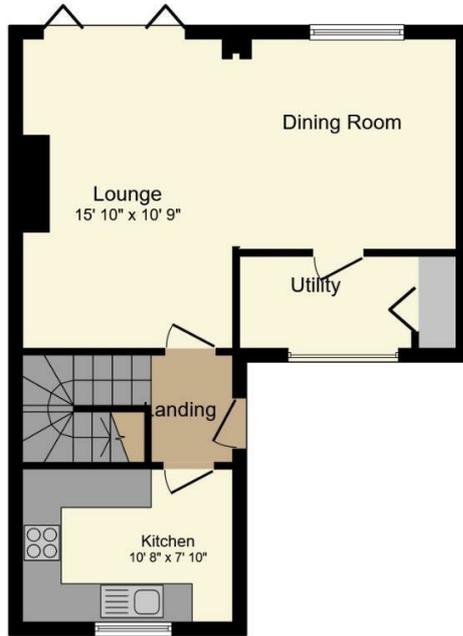
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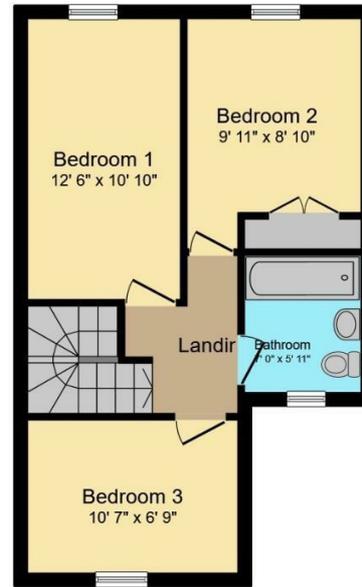
## Property Images



## Floorplan



**Ground Floor**  
Floor area 497 sq.ft.



**First Floor**  
Floor area 422 sq.ft.

TOTAL: 919 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

## EPC

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         | <b>87</b> |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  | <b>70</b>               |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

## Map



## Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Discover this beautifully presented three-bedroom home located in the charming area of Whitchurch.

This property has been meticulously renovated by the current owners, bringing it to a turn-key standard. It offers an ideal living space for first-time buyers, young families, or those looking to downsize into a comfortable and stylish home.

Upon entering, you are welcomed into a spacious ground floor that includes a modern kitchen, a cosy living room, a formal dining room perfect for entertaining, and a practical utility area. The layout is designed to provide both functionality and a seamless flow between spaces.

Ascending to the first floor, you will find three generously sized bedrooms, each filled with natural light, creating warm and inviting retreats. The family bathroom is elegantly finished, featuring contemporary fixtures and fittings.

The outside space is equally impressive. To the rear of the property, there is a fully enclosed garden, offering a private and secure area for relaxation, gardening, or outdoor activities. The front of the house provides off-street parking for several cars, ensuring convenience for homeowners and their guests.

This home truly encapsulates modern living with a blend of comfort and style. Don't miss the opportunity to make it yours.

Contact us today to arrange a viewing of this stunning property.

## Summary

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### ENTRANCE HALLWAY

Composite entrance door into hallway, tiled flooring with underfloor heating, wall-mounted radiator, stairs rising to the first floor with understairs storage.

### KITCHEN

uPVC double glazed window to front elevation, fitted with a range of wall and base units with work surfaces over, incorporating single drainer sink unit with mixer tap over, integral dishwasher and electric oven and hob with extractor hood over, tiled splashbacks, tiled flooring with underfloor heating, feature radiator.

### LOUNGE/DINER

uPVC double glazed feature window overlooking the rear garden, aluminum bi-folding doors opening to the rear garden, solid engineered wood flooring, bioethanol fire set within a feature surround, door to...

### FORMALLY GARAGE/STORAGE/UTILITY AREA

Electric up-and-over door, plumbing for automatic washing machine, storage cupboards, wall-mounted feature radiator.

### FIRST FLOOR LANDING

uPVC double glazed window to front elevation, feature wall, loft access, doors to...

### BEDROOM ONE

uPVC double glazed window to rear elevation, radiator.

### BEDROOM TWO

uPVC double glazed window to rear elevation with fitted blinds, radiator, and built-in storage cupboards.

### BEDROOM THREE

uPVC double glazed window to the front elevation, with a radiator.

### BATHROOM

uPVC double glazed window to the front elevation, featuring a panelled bath with a shower screen and mixer shower, low-level WC, wash hand basin set into a vanity unit, fully tiled walls and floor, and ceiling spotlights.

### OUTSIDE

#### FRONT GARDEN

Off street parking for two vehicles, mainly laid to chippings.

#### REAR GARDEN

Boundary enclosed by wooden fencing, with a porcelain-tiled patio area and the remainder predominantly laid to Astro turf.

- Three Bedrooms • Recently Renovated • Turn-Key Standard • Off-Street Parking • Large Living/Dining Area • Utility Room • Enclosed Rear Garden • Popular Location



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