

# HUNTERS®

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## 443 Whitehall Road

Whitehall, Bristol, BS5 7BX

Offers In The Region Of £300,000



Hunters Estate Agents - Fishponds office are delighted to offer this spacious mid terraced older style 3 bedroom home requiring general improvement and modernisation. Ideal for professionals, DIY enthusiasts, buy to let investors and first time buyers. This desirable property occupies a prominent position along Whitehall Road close to a range of shops and services. This home offers a Hall, 2 receptions and kitchen on the ground floor. On the first floor there are 3 bedrooms and a bathroom. To the rear there is a generous garden. Call 0117 9653162 for Open House viewing opportunities. Hunters Exclusive - recommended viewing.





## ENTRANCE

UPVC double glazed entrance doors into entrance vestibule, black and white tiled floor, inner multi paned door into..

## HALL

Staircase to first floor with useful cupboard beneath containing gas and electric meters.

## SECOND SITTING ROOM 15'7" x 10'2" (4.77m x 3.12m)

Tiled fireplace, dimension maximum into rear bay and alcoves with French doors leading onto the rear garden, sliding doors into ...

## LOUNGE 13'8" x 12'4" (4.18m x 3.77m)

Dimension maximum overall into alcoves and UPVC double glazed bay window, feature fireplace with dark wood surround.

## KITCHEN 12'3" x 7'10" (3.74m x 2.40m)

Fitted with a range of original wall and floor and glass fronted cabinates, quarry tiled floor, space for electric oven and fridge/freezer, door into ...

## REAR LEAN TO 9'3" x 0'7" (2.83m x 0.19m)

Dimension maximum overall. UPVC double glazed windows to one side and matching door onto the rear garden. Coal store and w.c.

## FIRST FLOOR LANDING

## BEDROOM 1 13'11" x 10'10" (4.26m x 3.31m)

Dimension maximum overall into a UPVC double glazed bay window, dimension also maximum to include one to wall to wall fitted with bedroom furniture.

## BEDROOM 2 12'0" x 10'9" (3.68m x 3.29m)

Aluminium framed window to rear, one wall to wall fitted with wardrobes together with a hot water cylinder.

## BEDROOM 3 8'8" x 7'4" (2.65m x 2.26m)

UPVC double glazed window to front.

## BATHROOM 7'4" x 5'6" (2.25m x 1.70m)

A white suite of panelled bath with low level w.c. and pedestal wash basin, tiled walls, access to roof space. shower unit over bath, frosted glazed window to rear.

## EXTERIOR

The garden is arranged principally to the rear of the property extending over 40 feet in length requiring cultivation and landscaping.

## GARAGE

At the end of the rear garden is a dilapidated garage with previous access onto a rear lane.

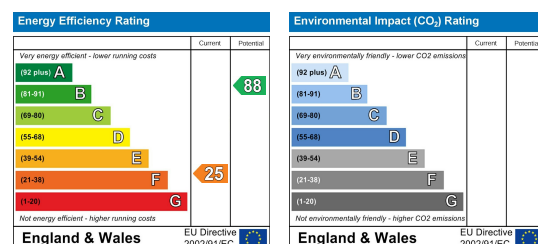
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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