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4 Johnsons Road, Whitehall, Bristol, BS5 9AT

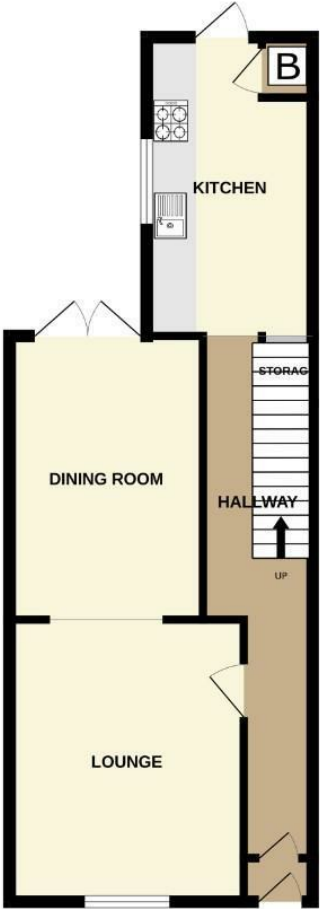
4 Johnsons Road, Whitehall, Bristol, BS5 9AT

£365,000

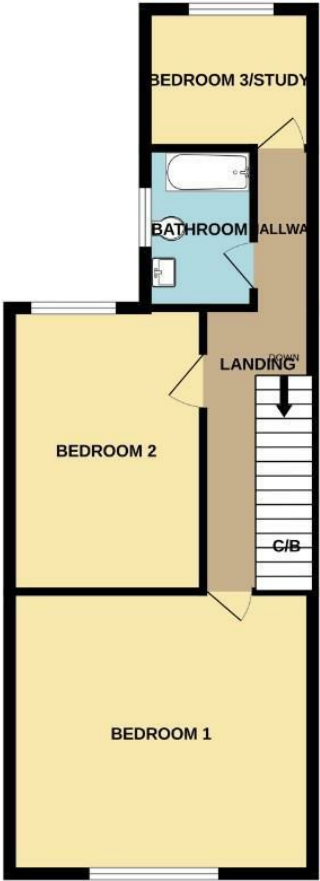
**\*\*OUTSTANDING WHITEHALL SCHOOL LOCATION\*\*** Ideal spot on the edge of Whitehall & Easton, this home is deceptively spacious inside and out boasting lovely sized sunny gardens complete with large workshop, bike store & apple tree! Internally the wood flooring and log burner make the spacious lounge diner very welcoming. The original cornice is a wonderful finish to the charm and character here. The kitchen is generous enough to have space for dining. Upstairs are two double bedrooms, a single and the bathroom. All complemented by the external wall insulation helping to cut energy bills! Please arrange a viewing.

Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939  
easton@hunters.com | www.hunters.com

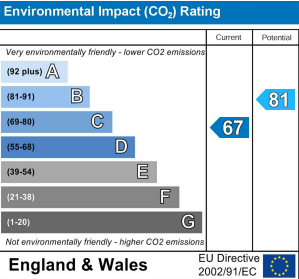
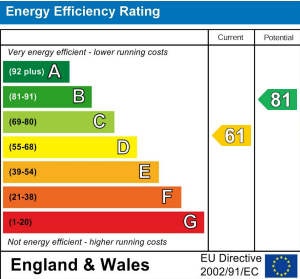
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**FRONT DOOR**

Upvc door opening into

**ENTRANCE HALL**

Lovely original ceiling cornice, wall mounted meters, radiator, stairs leading to first floor and doors to

**LOUNGE**

11'3" x 10'2"  
Double glazed bay window to front, fireplace housing log burner, radiator, wood flooring, opening into

**DINING ROOM**

12'2" x 8'11"  
Double glazed French doors to rear garden, radiator, wood flooring, chimney breast with built in storage cupboard with shelving

**KITCHEN**

11'1" x 6'11"  
Wall and base units with work surface over, sink and drainer, tiled splash backs, fitted oven and hob, space for washing machine, fridge freezer, table and chairs or breakfast bar, under stairs storage space with shelving, double glazed window to side and door to rear garden

**STAIRS**

Leading to first floor landing with loft access (large drop down hatch with attached ladder, loft insulated)

**BEDROOM ONE**

14'4" x 11'3"  
Double glazed window to front, radiator

**BEDROOM TWO**

12'2" x 9'1"  
Double glazed window to rear, radiator

**BATHROOM**

7'10" x 4'9"  
Installed in 2017. Three piece white suite comprising wc, inset to vanity unit with work surface and wash hand basin, bath with shower over, shower screen, tiled splash backs, towel radiator, obscure glazed window to side

**BEDROOM THREE**

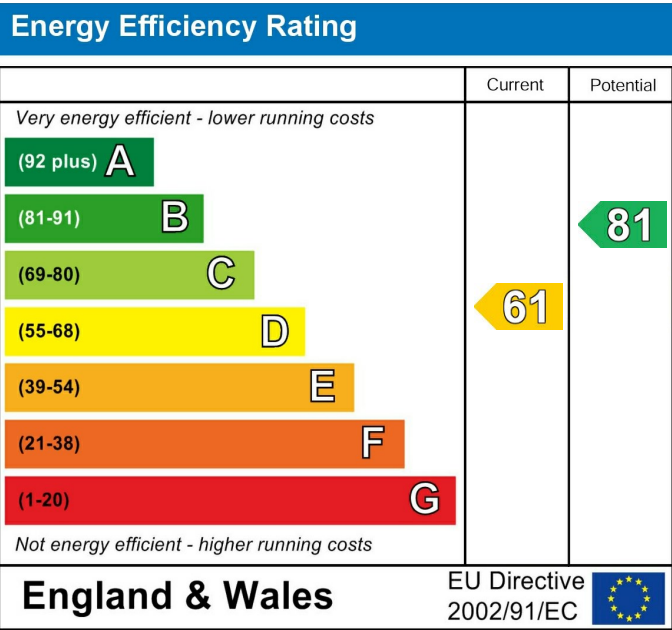
8'2" x 7'10"  
Space for a single bed or ideal office space, radiator, double glazed window to rear

**GARDENS**

Front:, space for bins and plants, wood sheltered bike store with locks  
Rear: East facing, patio, stepping stones through lawn, lovely red apple tree, access to

**WORKSHOP**

15' x 11'  
Large wooden workshop providing versatile handy working or storage space



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. 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.



















