



HUNTERS®
HERE TO GET *you* THERE

74 Whitehall Road, Whitehall, Bristol, BS5 9BQ

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£325,000

****PERIOD PROPERTY PROJECT!**** Fancy finishing this refurbishment to add value? It's already off to fantastic start! Chain free and ready to move into with a choice of things to finish and improve. A complete re-wire has been carried out including underfloor heating along with plastering now it needs a new owner to complete with their own style. The vast work shop at the end of the South Facing garden is the wow factor complete with rear lane access. Internally there's some lovely original features and huge rooms. Please call for more details about what needs to be done or to have a look around inside.

- Wow! Look at the Size!
- Look at the Potential!
- Tons of Character
- Popular Whitehall Location
- Chain Free
- Please be Ready for DIY
- Large Rooms
- Huge Workshop
- Rear Lane Access
- South Facing Garden

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GROUND FLOOR

FIRST FLOOR
519 sq. ft. (48.2 sq. m.) app



TOTAL FLOOR AREA: 1347 sq.ft. (125.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 is given as to their operability or efficiency. No warranties are given.



The chart shows the percentage of dwellings in England & Wales by energy efficiency rating, comparing two EU Directives:

- 2002/91/EC:** Shows a distribution across ratings A, B, C, D, E, F, and G.
- 2007/30/EC:** Shows a distribution across ratings B, C, D, E, F, and G.

Key observations:

- 2002/91/EC:** Rating A is the most common (approx. 25%), followed by B (approx. 20%), C (approx. 15%), D (approx. 10%), E (approx. 10%), F (approx. 10%), and G (approx. 10%).
- 2007/30/EC:** Rating B is the most common (approx. 30%), followed by C (approx. 25%), D (approx. 15%), E (approx. 10%), F (approx. 10%), and G (approx. 10%).
- The percentage of dwellings in the lowest rating categories (F and G) has increased significantly, particularly in the 2007/30/EC data.

Environmental Impact (CO ₂) Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

FRONT DOOR

Steps leading up to front door opening into entrance porch with original ceiling coving leading to

ENTRANCE HALL

Hallway with wall mounted meters, lovely original floor tiles (cracked from historic movement), stairs leading to first floor, under stairs storage, doors to

LOUNGE

13'5" x 13'0"

Grand room with original ceiling coving, double glazed bay window to front, new electric consumer unit, under floor heating started around refurbished floor joists, tiled fireplace, wall lights

DINING ROOM

11'5" x 10'2"

Double glazed window to rear, fireplace, radiator, exposed wood floorboards

KITCHEN

9'6" x 9'5"

Wall and base units with work surface over, tiled splash backs, sink and drainer, fitted oven and hob, space for fridge freezer, laminate flooring, double glazed window to side and doorway into

UTILITY ROOM

9'4" x 4'4"

Double glazed window to rear, door to side leading to garden, work surface over space and plumbing for washing machine and tumble dryer, tiled flooring and door into

WC

4'1" x 3'8"

Small window to rear, wc, wash hand basin

STAIRS

Leading to first floor landing with loft access and doors to

BEDROOM ONE

15'0" x 12'9" into bay

Lovely bright grand room, newly plastered, new quality carpet, built in storage and shelving to alcoves, radiator

BEDROOM TWO

11'7" x 9'10"

Double glazed window to rear, radiator, exposed wood floorboards

BEDROOM THREE

8'8" x 8'3"

Double glazed window to rear, radiator, space for a double bed, airing cupboard housing Worcester combination boiler for heating

BATHROOM

6'6" x 5'1"

Three piece white suite comprising wc, wash hand basin, bath with electric shower over, tiled splash backs, obscure window to side, radiator

GARDEN

South Facing mainly laid with patio, new brick wall and flower bed, door into

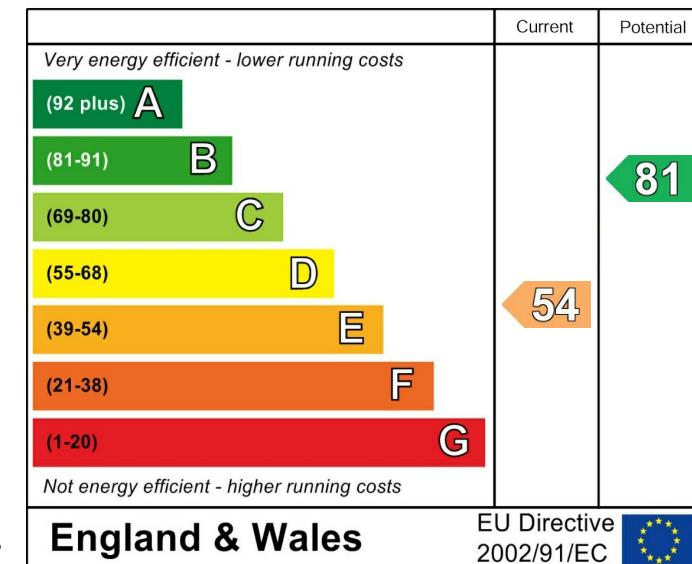
WORKSHOPS

19'4" x 14'2"

Initial store 3.29m x 2.59m with window to side and front, storage space, outdoor tap, step down into the larger store to the rear with power and solid metal locked door leading to rear lane access

NB:

EVIDENCE OF HISTORIC MOVEMENT that has been assessed by a Structural Engineer who's confirmed it's stopped moving, Report available when thinking of making an offer.

Energy Efficiency Rating

England & Wales



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.





