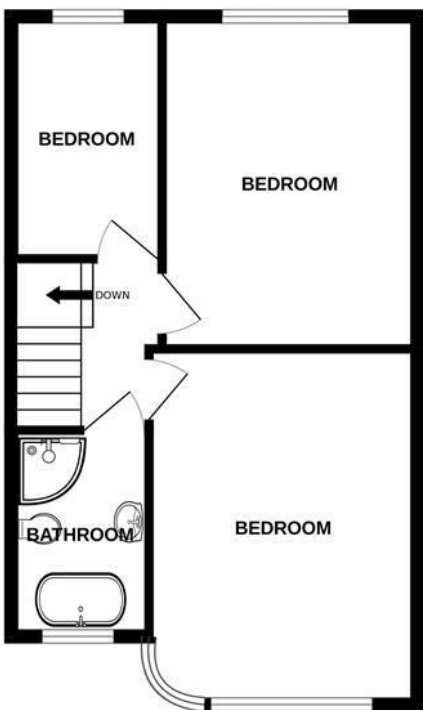


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 sq.m.) approx.

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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DAVIES & WAY

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19 The Drive, Whitchurch, Bristol, BS14 9JB



£350,000

An extended double bay fronted semi detached home located within a quiet residential setting.

- Semi detached ▪ Lounge ▪ Dining room ▪ Kitchen ▪ Conservatory ▪ WC ▪ Three bedrooms ▪ Family bathroom ▪ Gardens ▪ No onward chain



19 The Drive, Whitchurch, Bristol, BS14 9JB

Enjoying a residential cul de sac setting in close proximity to an abundance of amenities, in addition to nearby green space and with easy access to the City Centre, this three bedroom semi detached home offers sympathetically extended accommodation that is well suited to family enjoyment.

Internally the ground floor comprises of a roomy entrance hallway, a bay fronted lounge with feature woodburning stove, an adjoining dining room with feature fireplace and a fitted kitchen which leads to a conservatory extentsion that enjoys views of the rear garden. To the first floor three well balanced bedrooms are found, in addition to a four piece suite bathroom with spa bath and multi jet steam shower.

Externally both front and rear gardens boasts a selection of foliage, with the front additionally offering a blocked paved driveway, while the rear offers a generous patio, a level lawn and a detached garage.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.8m x 1.9m (15'8" x 6'2")

Double glazed window to side aspect, understairs storage cupboard, power points, stairs rising to first floor landing, doors leading to rooms.

DINING ROOM 4.3m x 3.3m (14'1" x 10'9")

Glazed French doors to rear aspect leading to conservatory, opening leading to lounge, feature limestone fireplace with Welsh slate surround, power points, underfloor heating.

LOUNGE 4.5m x 3.4m into bay (14'9" x 11'1" into bay)

Double glazed bay window to front aspect, feature limestone fireplace with inset woodburner and Welsh slate surround, power points, underfloor heating.

KITCHEN/CONSERVATORY 4.6m x 4.1m (15'1" x 13'5")

to maximum points. Triple aspect, double glazed windows to rear and side aspects, double glazed French doors to rear aspect overlooking and providing access to rear garden. Kitchen comprising range of wall and base units with roll top work surfaces, integrated double electric oven with five ring gas hob and extractor fan over, integrated fridge/freezer, dishwasher, bowl and a quarter sink with mixer tap over, wall mounted gas boiler, power points, splashbacks to all wet areas, conservatory providing ample space for a family sized dining table, underfloor heating throughout.

WC 1.4m x 0.8m (4'7" x 2'7")

Obscured double glazed window to side aspect, matching two piece suite comprising wash hand basin and low level WC, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 2.2m x 1m (7'2" x 3'3")

Access to loft via hatch, double glazed window to side aspect, doors leading to rooms.

BEDROOM ONE 4.6m x 3.3m into bay (15'1" x 10'9" into bay)

Double glazed bay window to front aspect, an array of built in wardrobes and storage cupboards, radiator, power points.

BEDROOM TWO 4.6m x 3.3m (15'1" x 10'9")

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BEDROOM THREE 2.8m x 2m (9'2" x 6'6")

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BATHROOM 2.6m x 2.1m (8'6" x 6'10")

Obscured double glazed window to front aspect, matching four piece suite bathroom comprising wash hand basin with mixer tap over, hidden cistern WC. Panelled spa bath with centrally located mixer tap and shower attachment over, walk in multi head steam shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to block paving that is accessed via a dropped kerb and provides off street parking, fence and shrub boundaries, feature rockery with slate chipping area, well stocked flower beds.

REAR GARDEN

Mainly laid to lawn with a generous patio that is accessed from the conservatory, gated lane access to front of property, wall and fenced boundaries, a selection of well stocked flower beds. Pedestrian doorway leading from patio into garage.

GARAGE

Detached single garage accessed via double doors with water and electric.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: Bristol City

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE and O2 - all likely available (Source - Ofcom).

