

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whitehall Road, Bristol, BS5

Approximate Area = 919 sq ft / 85.3 sq m
For identification only - Not to scale



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DAVIES & WAY

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400 Whitehall Road, Whitehall, Bristol, BS5 7BU



£340,000

A well proportioned three double bedroom period home that's well suited to couples and families alike.

- Period home
- Entrance hallway
- Two Reception rooms
- Kitchen
- Downstairs bathroom
- Landing
- Three double bedrooms
- Low maintenance gardens



400 Whitehall Road, Whitehall, Bristol, BS5 7BU

Occupying a highly convenient position close to the popular St George's Park, the Bristol and Bath Cycle path and several bus routes into the city centre, this attractive three double bedroom period home is perfectly placed for a wide range of local amenities and well-regarded schools. Offering generously proportioned rooms and a versatile layout, it presents an ideal choice for both couples and families alike.

Inside, the ground floor features a inviting entrance vestibule opening into a long hallway, which provides access to a charming bay fronted reception room and a second rear reception room that enjoys a pleasant outlook over the garden. A well planned double galley kitchen, rear lobby, and ground floor bathroom complete the ground floor accommodation. Upstairs, three spacious double bedrooms await, with the principal bedroom enhanced by an eye-catching bay window that fills the room with natural light.

The gardens have been designed with low maintenance in mind. The front garden is laid to hardstanding, while the landscaped rear garden includes a genuine air-raid shelter converted into a secure bike shed and benefits from rear lane access.

INTERIOR

GROUND FLOOR

ENTRANCE VESTIBULE 1m x 0.9m (3'3" x 2'11")
Window and glazed door leading to hallway.

HALLWAY 6.1m x 1.4m narrowing to 0.9m (20'0" x 4'7" narrowing to 2'11")
Radiator, stairs rising to first floor landing, doors leading to rooms.

RECEPTION ONE 4.1m x 3.5m into bay (13'5" x 11'5" into bay)
Double glazed bay window to front aspect, power points, opening leading to Reception Two.

RECEPTION TWO 3.5m x 3.2m (11'5" x 10'5")
Double glazed window to rear aspect overlooking rear garden, radiator, power points.

KITCHEN 3.2m x 2.6m (10'5" x 8'6")
Double glazed window to side aspect, double glazed door to side aspect providing access to rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated electric oven with four ring electric hob and stainless steel extractor fan over. Space and plumbing for washing machine, power points, tiled splashbacks to all wet areas. Opening leading to rear lobby.

REAR LOBBY 1.m x 0.8m (3'3" x 2'7")
Cupboard housing gas combination boiler, door leading to bathroom.

BATHROOM 2.1m x 1.6m (6'10" x 5'2")
Obscured double glazed window to side aspect, matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and panelled bath with mixer tap and shower attachment over. Heated towel rail, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 3.7m x 0.8m (12'1" x 2'7")
Access to loft via hatch, built in storage cupboard, doors leading to rooms.

BEDROOM ONE 4.7m x 4.1m into bay (15'5" x 13'5" into bay)
Double glazed bay window to front aspect, secondary window also to front aspect, radiator, power points.

BEDROOM TWO 3.6m x 3.6m (11'9" x 11'9")
Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BEDROOM THREE 3.1m x 2.4m (10'2" x 7'10")
Double glazed window to rear aspect overlooking rear garden, radiator, power points.

EXTERIOR

FRONT GARDEN
Low maintenance front garden mainly laid to hardstanding, walled boundaries, path leading to front door.

REAR GARDEN
Low maintenance rear garden mainly laid to hardstanding with walled boundaries, well stocked flower beds, block built potting shed, gated access leading to rear lane.

TENURE
This property is freehold.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band B 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
The property is in a coal mining area for which it is recommended a mining report is obtained. There is a peppercorn groundrent payable of approximately £2 per annum.

Local authority: Bristol City Council
Services: All services connected.
Broadband speed: Ultrafast 10000mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

