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42 Whitchurch Road, Bristol, BS13 7RX

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Offers In Excess Of £400,000

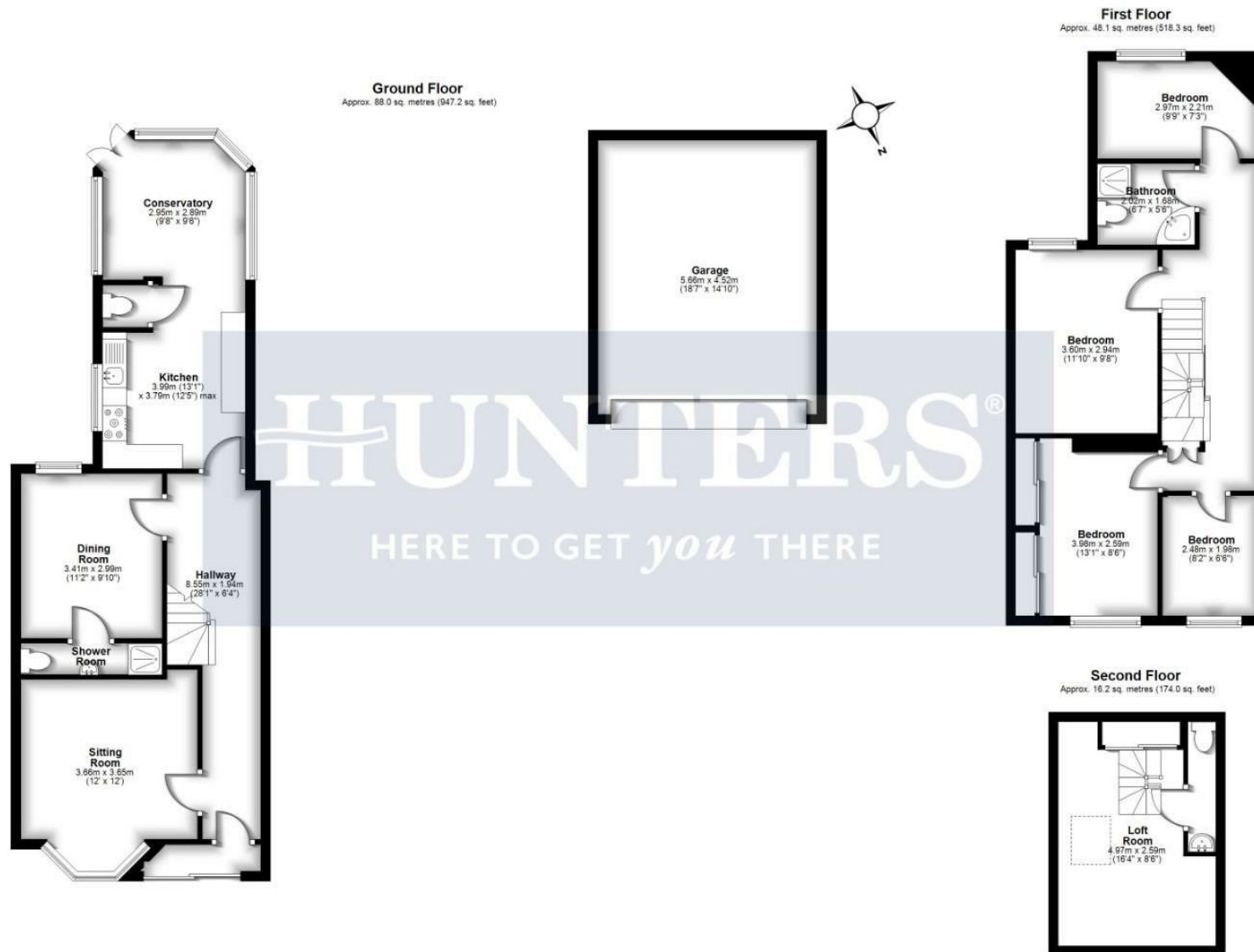
This 1930's semi-detached home offers versatile and spacious living, ideal for growing families. Arranged over three floors, the property benefits from four/five bedrooms including a converted loft room, providing excellent flexibility for bedrooms, a study, or hobby space.

The accommodation includes a welcoming hallway, a family lounge, kitchen/dining area, a family bathroom, an additional shower room and two separate WCs, ensuring practicality for busy households.

Outside, the property enjoys a well-established, sunny rear garden, perfect for entertaining and family life. An added bonus of two outhouse's offers excellent potential as a home office, gym, or studio. To the front a double garage and additional parking space for off-road parking.

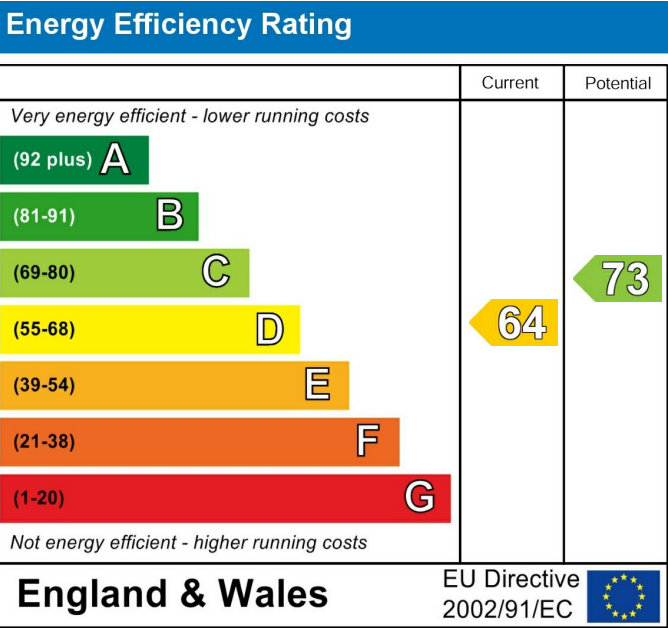
Situated in a sought-after and well-connected area, this home is within easy reach of local amenities, schools and excellent transport links. A fantastic opportunity to move into a popular location.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	



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.









