



Whitefield Road,
Bristol,
BS5 7UB

£350,000

3 1 2 E

Hunters are delighted to offer for sale this traditional 1930's semi detached property offered with vacant possession! This delightful home would make a great property for many buyers and requires internal modernising. The property briefly comprises to the ground floor, a lounge, a separate dining room with french doors opening onto the garden, a fitted kitchen and utility room. To the first floor there are 3 bedrooms and wet room. Further benefits include, off street parking, an enclosed rear garden, an attached garage and a 2nd detached garage located to the rear of the garden. We would recommend a viewing to fully appreciate what there is to offer.



ENTRANCE

Sliding doors to

INNER VESTIBULE

Etched leaded stained glass windows to side.

HALLWAY

Stairs to first floor, radiator.

LOUNGE 13'3" x 12'6"

Double glazed bay window to front, radiator, fitted gas fire.

DINING ROOM 11'6" x 11'0"

Double glazed French doors to rear opening onto rear garden, radiator, wood mounted fitted gas fire with back boiler behind serving central heating.

KITCHEN 11'5" x 6'11"

Cross beaded double glazed window to rear, base and wall fitted units with roll top working surfaces incorporating a one and quarter bowl sink, gas point for cooker.

UTILITY ROOM 7'8" x 5'11"

Access to garage and door leading to garden. Utility area has plumbing for automatic washing machine, wall mounted wash hand basin.

FIRST FLOOR LANDING

BEDROOM 1 12'2" x 10'11"

Double glazed window to front, radiator.

BEDROOM 2 11'6" x 9'4"

Double glazed window, radiator, cupboard housing hot water cylinder.

BEDROOM 3 8'7" x 7'4"

Double glazed window to rear, radiator.

WET ROOM

Comprising of overhead Mira shower, low level WC, pedestal wash hand basin, radiator, partly tiled throughout.

EXTERIOR TO THE REAR

Pleasant enclosed garden with paved patio adjoining the property having side access via utility the remainder if the garden is mainly laid to lawn with various mature and attracting planting and side pathway leading to second detached garage.

DETACHED GARAGE 20'8" x 12'7"

With front entrance doors, power and light, access via private road located to the side of Nursery.

ATTACHED GARAGE 15'7" x 7'1"

Power and light.



Tenure: Freehold
Council Tax Band: B

- 1930's semi detached property
- 3 good size bedrooms
- Offered with vacant possession
- Requires modernisation
- Off street parking
- Lounge and separate dining room
- 2 x garages
- Ideal first time buyer/family
- First floor fitted wet room
- Fitted kitchen/utility room

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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.

THINKING OF SELLING? 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.