





Whiteway Close,  
Bristol,  
BS5 7QZ

£420,000

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Hunters are delighted to offer for sale this attractive 1930's extended semi detached home. This property has been well maintained and has the benefit of being offered with vacant possession. Ideally suited families this superb home offers good space with practical accommodation. To the ground floor, there is a front lounge, a 2nd reception room/dining area and an extended kitchen. To the first floor you will find 3 bedrooms and bathroom. Further benefits include, gas central heating, dg windows, off street parking, a large south facing rear garden with both side and rear pedestrian access. Viewing is recommended.





### Entrance

Via opaque UPVC double glazed double doors to inner porch with glazed paneled door to ...

### Hallway

Under stairs storage cupboard, radiator, stairs to first floor.

### Lounge 13'4" x 12'0"

Dimension into bay and recess. Double glazed bay window to front, fitted radiator, wall mounted gas fire.

### Second Reception/Dining Room 19'4" x 11'5" (overall)

Double glazed window to side and rear, two fitted radiators, wood grain effect fitted laminate floor, coal effect fitted gas fire, space and area for table and chairs.

### Kitchen Extensions 12'11" x 8'3"

Double glazed window to rear with pleasant outlook onto garden. The kitchen comprising of base and wall units with roll topped working surfaces incorporating a gas hob with oven below, plumbing for automatic washing machine, space for fridge/freezer, double glazed door leading to garden.

### First Floor Landing

Access to loft space.

### Bedroom 1 11'5" x 11'4"

Double glazed window to front, fitted radiator, mirror fitted wardrobes with hanging and shelving.

### Bedroom 2 12'9" x 10'2"

Double glazed window to rear, fitted radiator, fitted matching wardrobes, side tables and fitted dresser.

### Bedroom 3 8'8" x 7'2"

Double glazed window to front, fitted radiator.

### Bathroom

Modern suite with paneled bath with overhead shower, pedestal wash hand basin, low level w.c. fitted radiator, tiled throughout.

### Exterior

To the rear has a large south facing garden, with block paving initially adjoining the property with the remainder having artificial turf, pedestrian side access via side gate leading to front, there is also a gate located to the rear of the garden with pedestrian access onto rear pedestrian lane. The garden has hedge and walled boundaries. To the front is mainly laid to block paving offering off street parking with side access and double wrought iron gates.

### Storage Shed 9'7" x 9'0"


### AML

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

Tenure: Freehold  
Council Tax Band: C



- Extended 1930's semi detached property
- Well maintained interior
- Offered with vacant possession
- Ideal family home
- 3 good size bedrooms
- Front lounge
- Separate 2nd reception room/dining area
- Large south facing rear garden
- First floor fitted bathroom
- Pedestrian access to side and rear

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.