

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Hallway 14'8" x 6'4" (4.48 x 1.93 m)
- Living Area 14'1" x 11'0" (4.29 x 3.35)
- Dining area 17'3" x 11'3" (5.26 x 3.43)
- Kitchen 12'11" x 7'0" (3.94 x 2.13)
- First floor landing 1029.34 ft² (95.63 m²)
- Bedroom 14'1" x 11'6" (4.29 x 3.51)
- Bedroom 14'4" x 12'2" (4.37 x 3.71)
- Bedroom 9'1" x 7'3" (2.77 x 2.21)
- Bathroom 7'11" x 6'7" (2.41 x 2.01)



GI8AFEE360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area 1029.34 ft² (95.63 m²)



- Lounge
- Dining area
- Kitchen
- Three bedrooms
- Good size rear garden
- No onward chain!
- Gas central heating
- On street

451 Whitehall Road, Whitehall, Bristol, BS5 7BX
Asking Price £375,000 Freehold

PROPERTY TYPE House - End Terrace

BEDROOMS 3

RECEPTION ROOMS 1

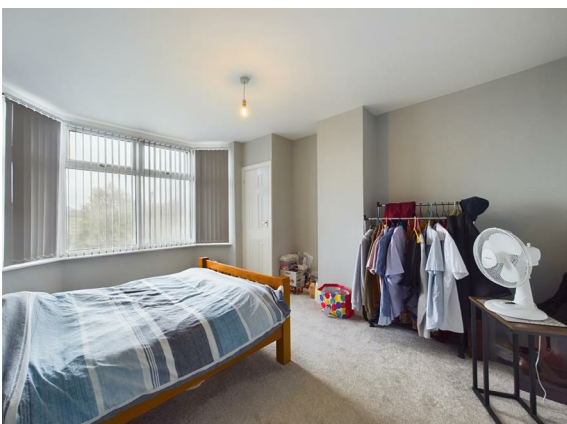
BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Well proportioned end terrace home in popular location, lounge, dining area, and kitchen at the ground floor. At the first floor are three bedrooms and a modern family bathroom. The property benefits from neutral decor and a good sized garden to rear. Offered for sale with no onward chain!



the location

Set in the popular location with easy access to St George park. Church Road, and its range of retailers and cafes is easily accessible. Bristol 2.1 miles Bath 10.6 miles

Good size garden to the rear!



just a thought...

If you hadn't considered Whitehall before this could be the one, excellent access to town, local amenities yet offering a little more space than some of adjoining neighbourhoods. This is one not to be overlooked!