

HUNTERS[®]

HERE TO GET *you* THERE



St. Nicholas Road

Whitchurch, Bristol, BS14 0PJ

Asking Price £340,000



- Extended Semi Detached Family Home
- Two Bathrooms
- Extended Lounge
- Off Street Parking
- Outbuilding

- Three/Four Bedroom
- Extended Kitchen/Diner
- Utility Room
- Enclosed Rear Garden

Tel: 01275 891444

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Perfectly situated for optimal convenience, this extended four bedroom semi detached family home offers quality accommodation throughout. The property briefly comprises: entrance hallway, utility room, shower room, extended lounge which over looks the rear garden, extended kitchen/diner and reception room/bedroom four. To the first floor are three generous bedrooms and family bathroom. Further complimented by gas fired central heating system, uPVC double glazing, larger then average side and rear gardens, off street parking to the front. Only an internal inspection can fully appreciate all this property has to offer!!

ENTRANCE HALLWAY

Composite entrance door into hallway, radiator, stairs to first floor

UTILITY ROOM

Upvc double glazed window to front elevation

SHOWER ROOM

uPVC double glazed window to side elevation, low level W/C, pedestal wash hand basin, shower cubical with mixer shower over.

LOUNGE

uPVC double glazed window to rear elevation and a velux window, John Baines multi fuel, coal and wood log burner, oak wooden floors, radiator, under stairs storage cupboard

KITCHEN/ DINER

uPVC french doors to rear elevation, uPVC double glazed window to side elevation, velux window, fitted with a range of wall and base units with worktops over incorporating, single drainer sink unit with mixer tap over, five ring range master, breakfast bar, wall mounted combination boiler, space for fridge freezer and plumbing for automatic washing machine and a dishwasher, slate flooring, ceiling spotlights

BEDROOM FOUR/ THIRD RECEPTION ROOM

uPVC double glazed window to front, original feature fireplace, radiator

FIRST FLOOR LANDING

uPVC double glazed window to side elevation, loft ladder access which is insulated and an electric light

BEDROOM ONE

uPVC double glazed window to rear elevation, radiator

BEDROOM TWO

uPVC double glazed window to front elevation, radiator

BEDROOM THREE

uPVC double glazed window to rear elevation, radiator

BATHROOM

uPVC double glazed window to side elevation, free standing wall top bath, shower cubical with mixer shower over, low level W/C, wash hand basin inset with vanity unit

OUTSIDE

REAR GARDEN

Boundary enclosed by wooden fencing, larger than average rear garden laid mainly to lawn, access gate to front

OUTBUILDING

Wooden shed with power

FRONT GARDEN

Steps to front door, shingled area providing off street parking

Material Information - Whitchurch

Tenure Type; freehold

Council Tax Banding; b

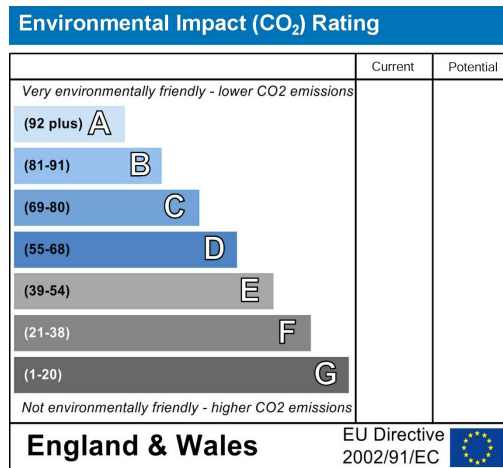
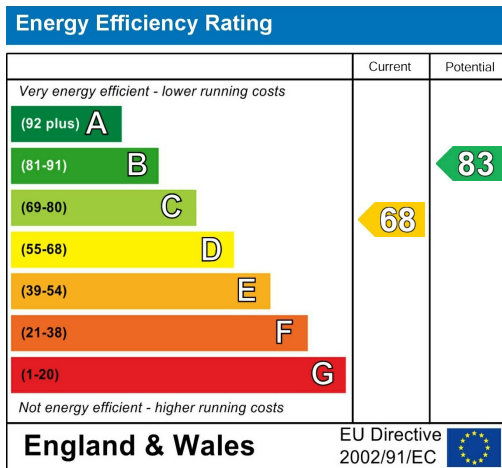
Footings for a double story extension subject to planning at the rear.

Floorplan





Energy Efficiency Graph



Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

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