



**Whitecross Avenue, Bristol**

Somerset, BS14 9JF

**£395,000**



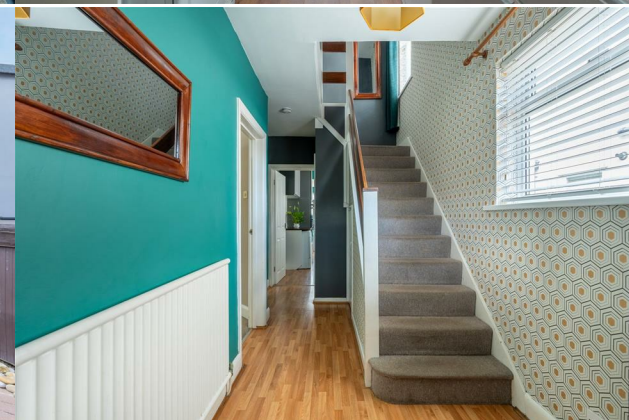
**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

# Whitecross Avenue, Bristol

## DESCRIPTION

**JANUARY SALE** Up to £1000 off solicitors fee's!!!

A substantial extended four bedroom 1930's semi detached family home with versatile accommodation and the potential to extended further subject to planning permission. Situated in the ever popular location of Whitecross Avenue close to the main Wells Road providing access to the City Centre and beyond with all of the local amenities easily accessible. The property briefly comprises entrance porch leading into the hallway, cloakroom, lounge through to dining room/family room and kitchen/breakfast room all to the ground floor. To the first floor are four bedroom and a shower room with separate w.c. Further benefits include gas central heating, uPVC double glazing, driveway to the front providing ample off street parking, enclosed good size rear garden with block built storage shed and the garage which has been converted into bar/home office. Only an internal viewing can fully appreciate all this property has to offer!!!



# ROOMS

## ENTRANCE PORCH

uPVC double glazed entrance door, door in to hallway.

## ENTRANCE HALLWAY

uPVC double glazed window to side elevation, storage cupboard, radiator, stairs rising to first floor,

## CLOAKROOM

uPVC double glazed window to side elevation, low level w.c, laminate flooring.

## LOUNGE

uPVC double glazed window to front elevation, feature fire place, radiator.

## DINING ROOM/FAMILY ROOM

Double glazed sliding doors to rear elevation, two radiators, spiral staircase providing access to bedroom three.

## KITCHEN/BREAKFAST ROOM

uPVC double glazed window to rear and side elevation, uPVC double glazed door to rear garden, fitted with a range of wall and base units with work tops over incorporating single sink unit with mixer tap over, fitted double oven, plumbing for automatic washing machine and dishwasher, space for fridge freezer, wall mounted combination boiler, radiator.

## FIRST FLOOR LANDING

uPVC double glazed window to side elevation, loft access.

## BEDROOM ONE

uPVC double glazed window to front elevation, fitted wardrobes, radiator.

## BEDROOM TWO

Hi level borrowed light glazing, fitted wardrobes, radiator, access to bedroom three.

## BEDROOM THREE

uPVC double glazed window to rear elevation, radiator.

## BEDROOM FOUR

Twin aspect uPVC double glazed windows, radiator.

## SHOWER ROOM

uPVC double glazed window to rear elevation, panelled bath with mixer shower over, wash hand basin.

## W.C

uPVC double glazed window to side elevation, low level w.c.

## OUTSIDE

## REAR GARDEN

Boundary enclosed rear garden with path to brick built storage shed, mainly laid to lawn, built in bbq, two patio areas, outside power and light, garage.

## GARAGE USED AS BAR/HOME OFFICE

18'11 x 8'7

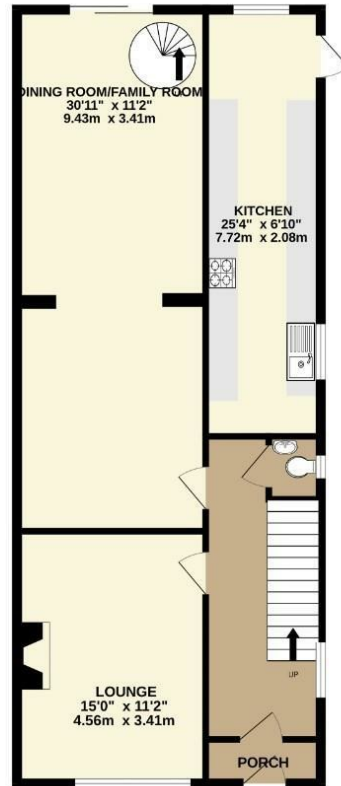
Bifolding doors to rear garden, power and light.

## FRONT GARDEN

Block paved driveway providing ample off street parking, access to rear garden.



GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.

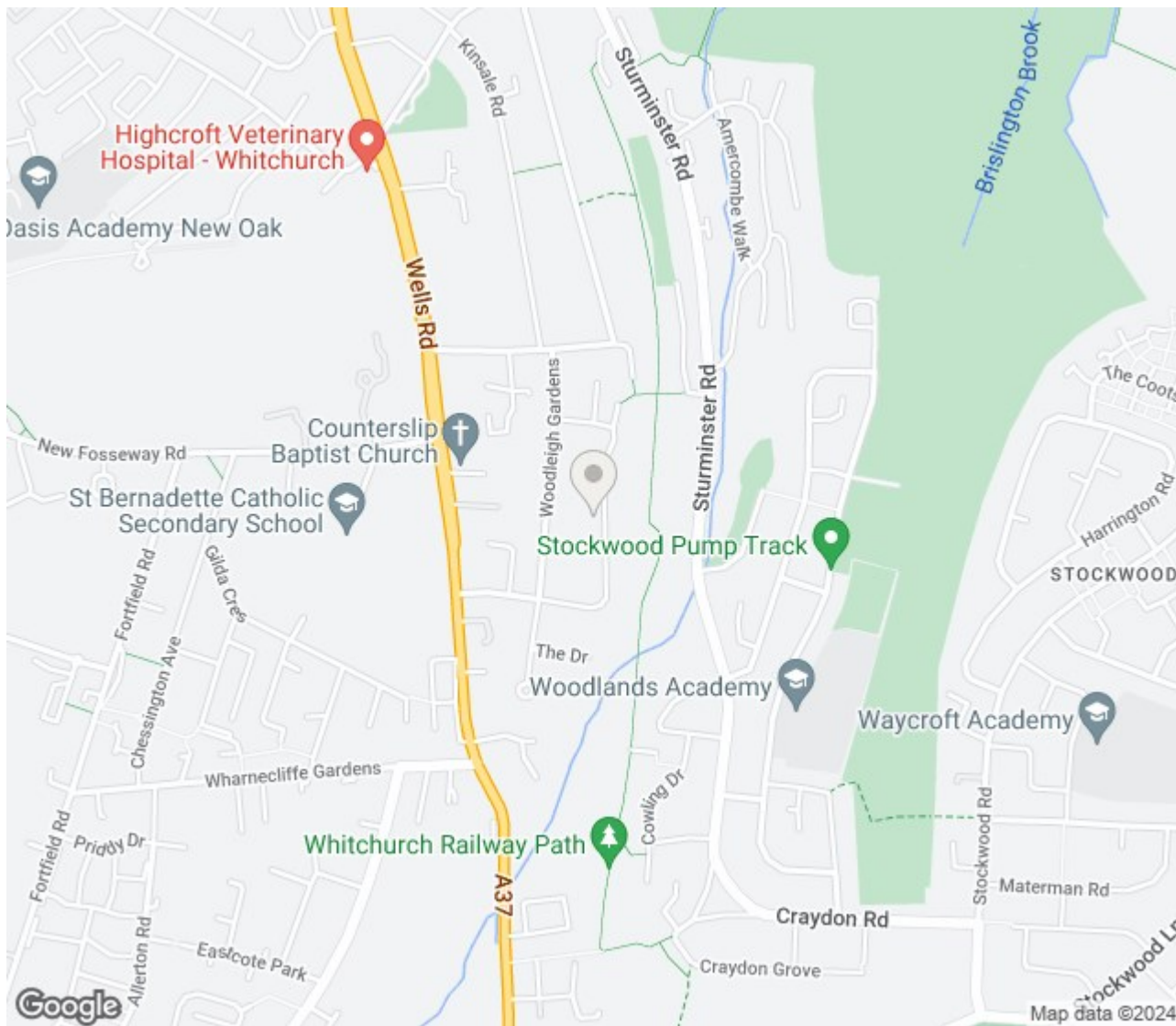


1ST FLOOR  
518 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1335 sq.ft. (124.0 sq.m.) approx.  
Made with Metrosak ©2023





## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### 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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com**









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.