



**Whitchurch Lane, Bristol**

, BS14 0TA

**£250,000**



2



1



1



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

# Whitchurch Lane, Bristol

## DESCRIPTION

This charming two-bedroom terraced bungalow, available for sale with NO ONWARD CHAIN, is located in a sought-after area surrounded by public transport links, nearby schools, and local amenities. The accommodation briefly comprises a light and airy lounge, fitted kitchen, two bedrooms and a shower room. Further benefits include, gas central heating, double glazing, enclosed rear garden and garage in a block.



# ROOMS

## ENTRANCE PORCH

Entrance door into porch, double glazed window to front elevation, storage cupboard, door into..

## LOUNGE

Double glazed window to front elevation, two radiators, electric feature fire place set within brick surround.

## KITCHEN

Double glazed window to front elevation, fitted with a range of wall and base units with work tops over, plumbing for automatic washing machine, space for electric cooker, space for fridge/freezer, storage cupboard housing wall mounted combination boiler.

## SHOWER ROOM

Shower cubicle with mixer shower over, low level w.c, pedestal wash hand basin, vinyl flooring, fully tiled walls.

## BEDROOM ONE

Double glazed window to rear elevation, fitted wardrobes, radiator.

## BEDROOM TWO

Double glazed sliding doors to rear garden, radiator

## OUTSIDE

### REAR GARDEN

Boundary enclosed by wooden fence panels, rear access gate, patio area, path to rear gate, remainder mainly laid to chippings

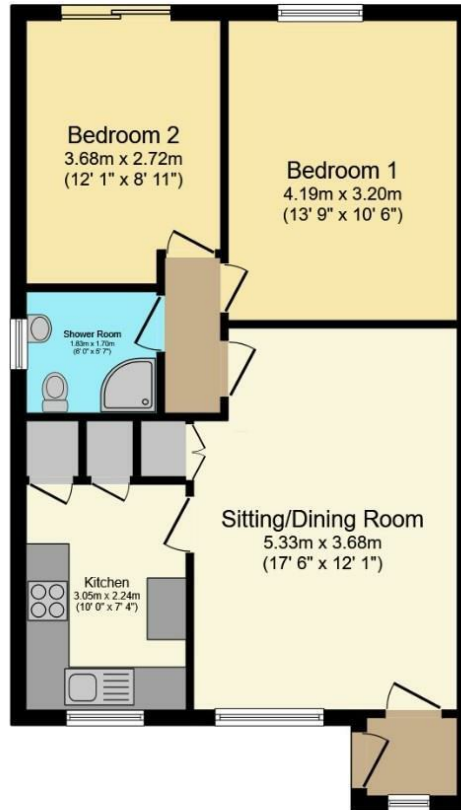
### FRONT GARDEN

Path to front door, mainly to chippings, storage cupboard.

### GARAGE LOCATED AT THE REAR

Up and over door.

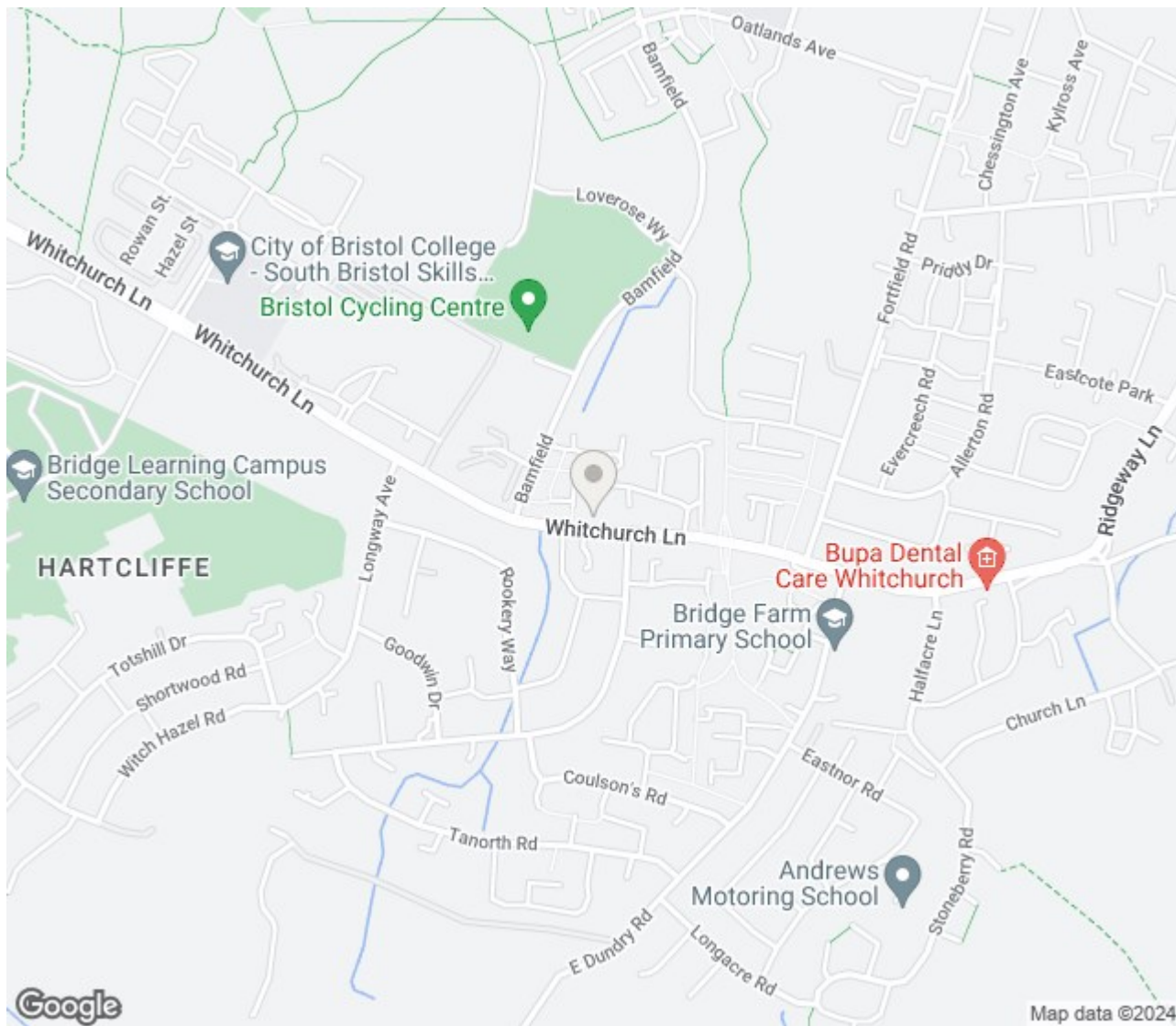





## Floor Plan

Total floor area 59.4 m<sup>2</sup> (640 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.