



## Whitecross Avenue, Bristol

Somerset, BS14 9JD

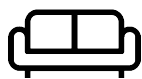
£375,000



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**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

# Whitecross Avenue, Bristol

## DESCRIPTION

This beautiful extended semi-detached property in good condition is now available for sale. Ideal for families and couples, this home boasts three bedrooms, including two double bedrooms and one spacious bedroom. The modern kitchen is perfect for preparing meals, while the bathroom features an overhead shower for convenience. The property includes a bay-fronted lounge and a second reception room at the rear, which is currently used as a lounge/diner. Situated in a convenient location with public transport links, nearby schools, and local amenities, this home also offers unique features such as an attached garage, off street parking, and a south facing rear garden. Don't miss the opportunity to make this charming property your new home.



# ROOMS

## Porch

Access to the front property via front door into porch.

## Entrance Hallway

Leading from the porch into the hallway. Access to the lounge, reception room and kitchen. Under stair cupboard.

## Lounge

Leading from the hallway into the lounge. Double glazed window to the front. Electric fire.

## Reception Room

Leading from the hallway into the second reception room. Dining area to the rear with patio doors opening to the rear garden.

## Kitchen

Leading from the hallway into the kitchen. The kitchen consists of built-in matching wall and base units, gas oven and hob, extractor fan, sink and drainer, space for washing machine and fridge/freezer. Double glazed window to the rear and door to the side giving you access to rear garden.

## Landing

Stairs leading from the ground floor to the first floor. Double glazed window to the side. Access to all three bedrooms and bathroom.

## Bedroom One

Leading from the landing into bedroom one. Double glazed window to the rear.

## Bedroom Two

Leading from the hallway into bedroom two. Double glazed window to the front.

## Bedroom Three

Leading from the hallway into bedroom three. Cupboard with boiler located inside. Double glazed window to front and side.

## Bathroom

Leading from the landing into the bathroom. The bathroom consist of a w/c, hand wash basin, bath with overhead shower and heated towel rail. Double glazed window to rear and side.

## Front Garden

Off street parking to the front. Access to garage.

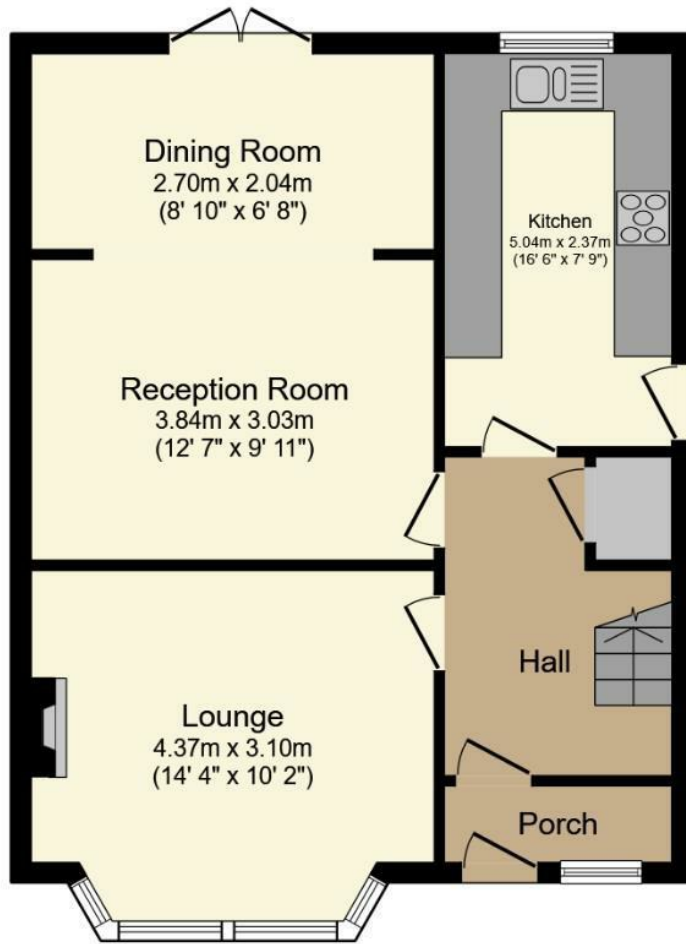
## Rear Garden

The garden consist of decking and lawn areas enclosed by wooden fence panels.

## Garage

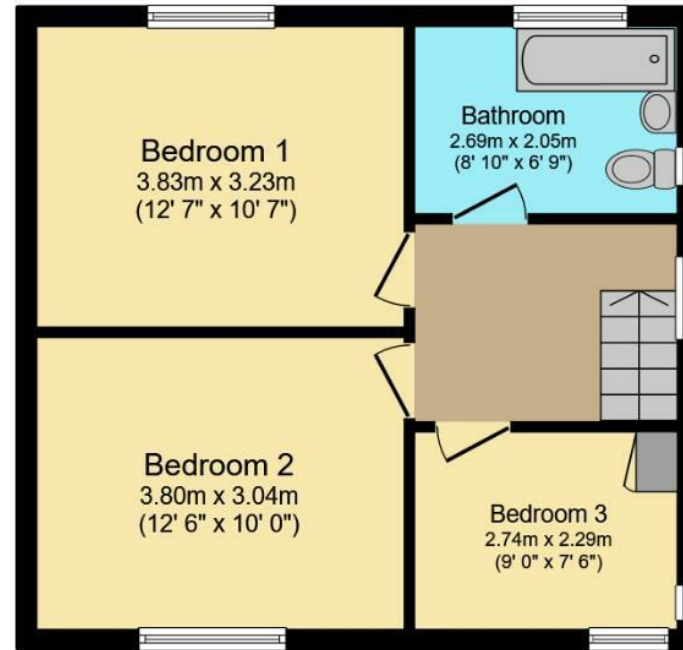
Attached garage. Access via front and rear.





### Ground Floor

Floor area 57.8 m<sup>2</sup> (622 sq.ft.)



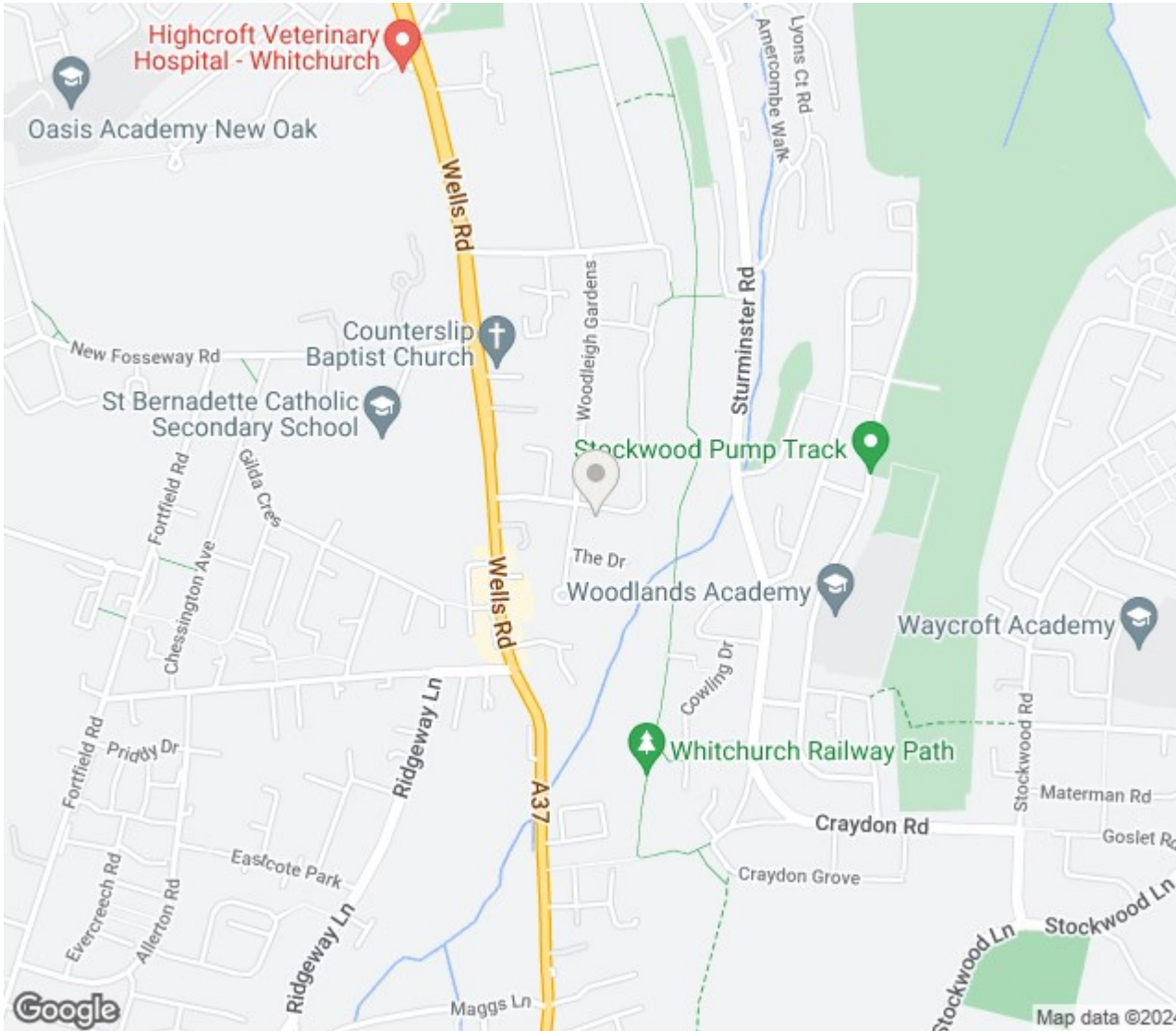
### First Floor

Floor area 41.8 m<sup>2</sup> (450 sq.ft.)

**TOTAL: 99.6 m<sup>2</sup> (1,072 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





## 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>		<b>82</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>		
<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](mailto:whitchurch@hunters.com)**









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