



HUNTERS[®]
HERE TO GET *you* THERE

41 Goodwin Drive, Whitchurch, Bristol, BS14 0DR

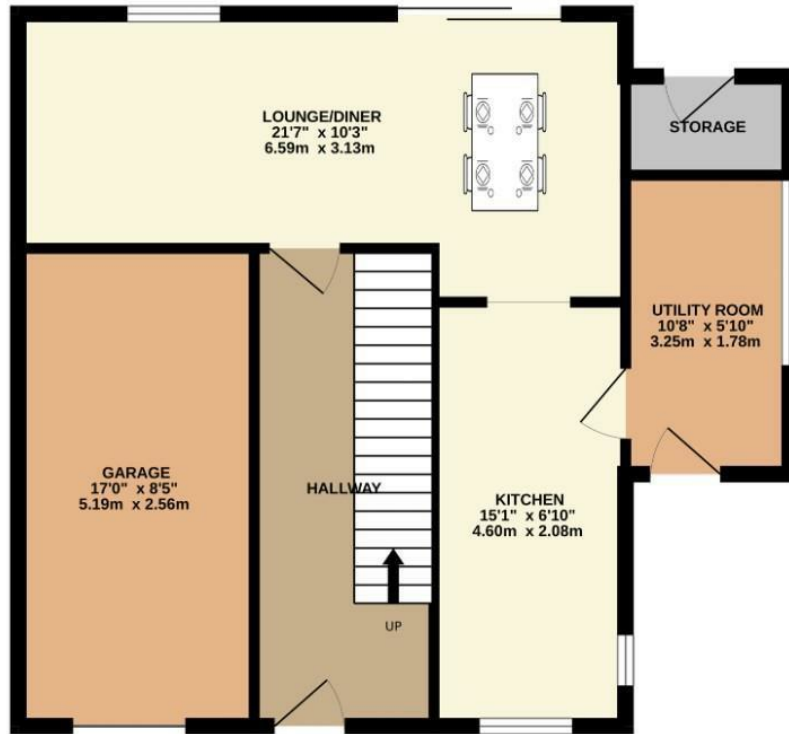
41 Goodwin Drive, Whitchurch, Bristol, BS14 0DR

Asking Price £360,000

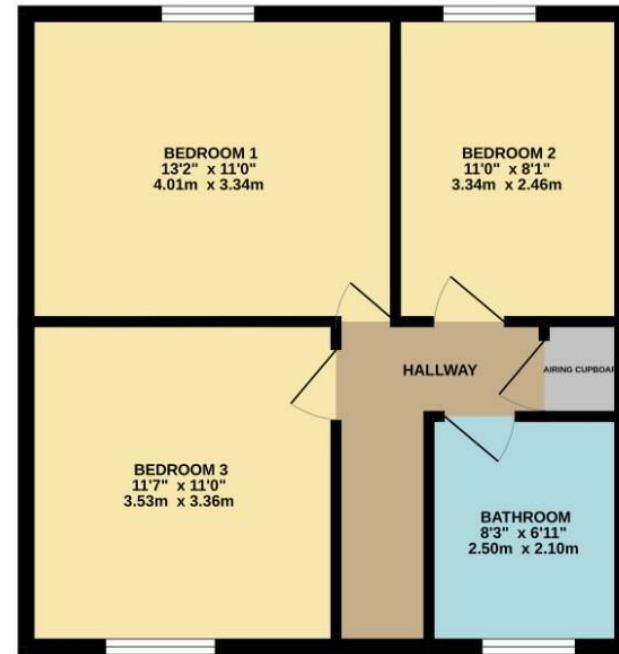
Presenting a semi-detached property situated on a corner plot with NO ONWARD CHAIN!! This residence is equipped with a single kitchen/breakfast room, utility room with three bedrooms, two of which are double rooms and the third a spacious bedroom. A striking feature is the combined lounge and diner, offering a generous space for relaxation and entertainment. The property is also complemented by a large garden shed, ideal for storage or potential home office/ bar. The garage and additional parking for multiple vehicles, while the expansive garden provides ample outdoor space. Situated in a highly desirable location with excellent public transport links, nearby schools and local amenities. The property is ideally suited for families and couples alike.

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GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

ENTRANCE HALLWAY

uPVC double glazed entrance door, radiator, laminate flooring, stairs rising to first floor.

LOUNGE

uPVC double glazed window over looking rear garden, uPVC double glazed sliding doors to rear garden, laminate flooring, feature fire surround, laminate flooring, two radiators.

KITCHEN/BREAKFAST ROOM

uPVC double glazed window to front elevation, fitted with a range of wall and base units with roll edge work tops over incorporating single stainless steel sink unit with mixer tap over, integral electric double oven, electric hob with extractor over, vinyl flooring.

UTILITY ROOM

uPVC double glazed window to side elevation, uPVC double glazed door to rear garden, plumbing for automatic washing machine, plumbing for automatic dishwasher, space for tumble dryer, space for fridge freezer, vinyl flooring.

STORAGE ROOM

uPVC double glazed door, power and light.

FIRST FLOOR LANDING

Loft access, airing cupboard housing combination boiler.

BEDROOM THREE

uPVC double glazed window to front elevation, radiator.

BEDROOM ONE

uPVC double glazed window to rear elevation, radiator.

BEDROOM TWO

uPVC double glazed window to rear elevation, radiator.

BATHROOM

uPVC double glazed window to front elevation, low level w.c, pedestal wash hand basin, panelled bath with mixer shower over, radiator.

OUTSIDE


FRONT GARDEN

Path to front door, driveway to front providing off street parking for several vehicles, side gate providing access to rear garden.

SIDE AND REAR GARDEN

Patio area, shingle area, remainder mainly laid to lawn, large wooden shed currently used as a home bar, boundary enclosed by fencing, outside power point.

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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. 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.







