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HUNTERS[®]
HERE TO GET *you* THERE

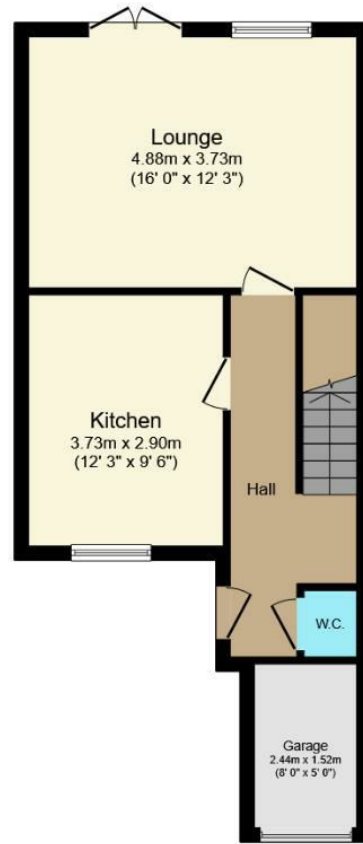
68 Meadowside Drive, Whitchurch, Bristol, BS14 0NS

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£287,500

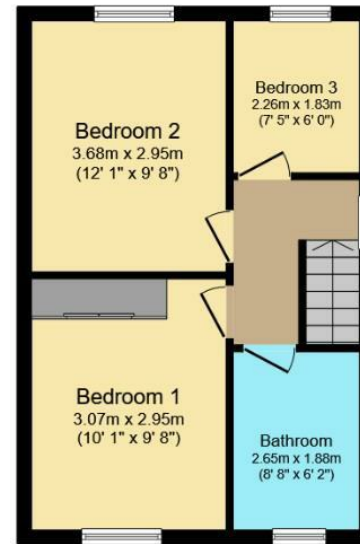
Welcome to this delightful semi-detached property, oozing with potential and waiting for someone to put their own stamp on it. Currently listed for sale, the property is in need of modernisation, perfect for those who enjoy a project. The house boasts an ample reception room, offering a wonderfully inviting space for relaxation and entertaining. One of the standout features of this room is its direct access to the garden, a feature that really opens up the space and brings a touch of the outdoors inside. Moving on to the kitchen, it's a good size, offering plenty of room for all your culinary needs. Whether it's a quick breakfast before work or a weekend feast for the whole family, this kitchen is up to the task. Accommodation wise, the property is served by three bedrooms, a ground floor cloakroom and first floor bathroom. The property is sold with no onward chain, please call to make an appointment to view!!

Hunters Whitchurch 28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444
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Ground Floor

Floor area 43.9 sq.m. (472 sq.ft.)



First Floor

Floor area 36.9 sq.m. (397 sq.ft.)

TOTAL: 80.8 sq.m. (870 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

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		
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		
EU Directive 2002/91/EC		

ENTRANCE HALLWAY

Double glazed entrance door into hallway, stairs rising to first floor with storage under, radiator.

CLOAKROOM

uPVC double glazed window, low level w.c, pedestal wash hand basin, vinyl flooring.

KITCHEN

uPVC double glazed window to front elevation, fitted with a range of wall and base units with work tops over incorporating single drainer sink unit with mixer tap over, plumbing for automatic washing machine, space for fridge freezer, gas cooker point, extractor hood over, tiled splashbacks, tiled flooring, radiator.

LOUNGE

uPVC double glazed window to rear elevation, uPVC double glazed French style doors over looking rear garden,

FIRST FLOOR LANDING

uPVC double glazed window to side elevation, loft access.

BEDROOM ONE

uPVC double glazed window to front elevation, built in wardrobes, radiator.

BEDROOM TWO

uPVC double glazed window to rear elevation, storage cupboard, radiator.

BEDROOM THREE

uPVC double glazed window to rear elevation, radiator.

OUTSIDE

REAR GARDEN

Boundary enclosed by fencing, rear access gate, patio area remainder mainly laid to lawn,.

FRONT

Block paved driveway to front providing off street parking, in turn leading to front door, courtesy door to garage.

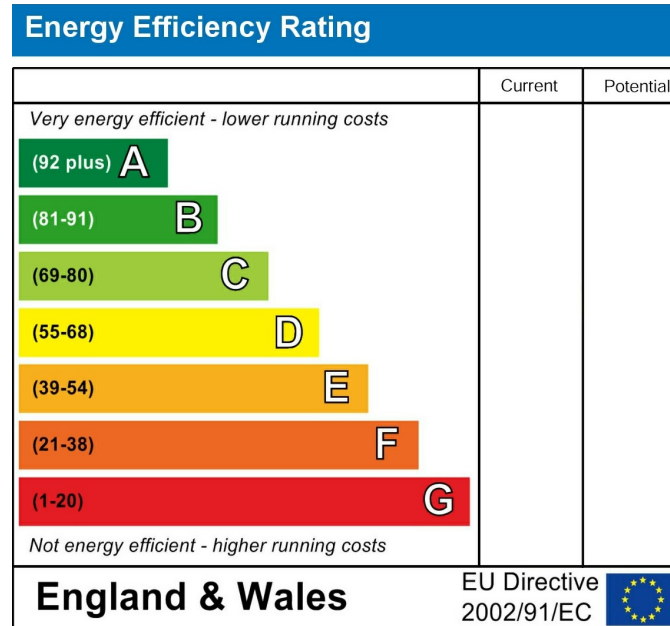
GARAGE

Up and over door, side courtesy door, power and light.

Material Information - Whitchutch

Tenure Type; FREEHOLD

Council Tax Banding; B



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.







