



Heatherdene, Bristol

, BS14 0AA

£365,000



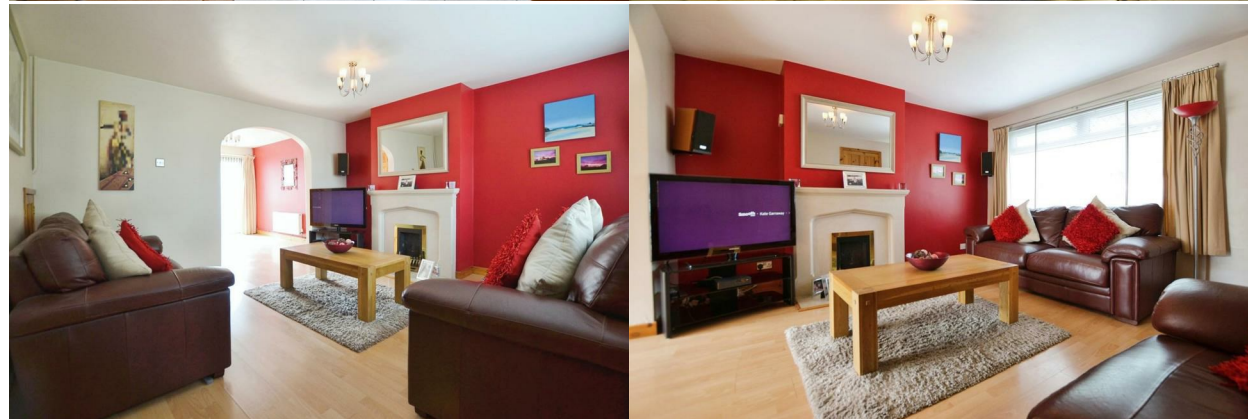
Heatherdene, Bristol

DESCRIPTION

This charming extended semi-detached property is on the market and could be the perfect investment opportunity or an ideal family home. It comes with 5 spacious bedrooms and is neutrally decorated throughout, ready for you to add your personal touches. There are also two bathrooms; a downstairs shower room and a family bathroom, catering to the needs of a large family or tenants.

The property benefits from a sizeable kitchen that doubles as a breakfast room with access to the rear garden. This space is perfect for morning coffee or an evening meal. The residence also boasts a generously sized reception room, perfect for family gatherings or entertaining guests.

You'll find this home in a location that is ideal for families or investors, with excellent public transport links, nearby schools, and local amenities. The property is set on a corner plot, featuring a garage and a garden. Moreover, the lounge opens through to a dining room with patio doors overlooking the enclosed south facing rear garden. With no onward chain, this property is ready and waiting for you.



ROOMS

Entrance Porch

Access to the property through the side door into the porch. Access to the shower room and hallway. Storage cupboard. Double glazed window to the front.

Entrance Hallway

Leading from the entrance porch into the hallway. Stairs leading from the ground floor to the first floor. Access to the lounge.

Shower Room

Leading from the entrance porch into the downstairs shower room. The shower room consist of a w/c, hand wash basin, shower and heated towel rail. Obscured double glazed window to the side.

Lounge

Leading from hallway into the lounge. Gas fire, double glazed window to the front. Access through to the dining room.

Dining Room

Leading from the lounge into the dining room. Patio door giving you access to rear garden and door giving you access to the kitchen/breakfast room.

Kitchen/Breakfast Room

Leading from the dining room into the kitchen/breakfast room. The kitchen consists of built-in matching wall and base units, gas oven and hob, sink and drainer, integrated washing machine, fridge and freezer, tumble dryer and dishwasher. Double glazed window to the rear and door giving you access to the garden.

First floor landing

Stairs leading from the ground floor to the first floor. Access to all five bedrooms and bathroom, large loft area which has been insulated and boarded with power.

Bedroom One

Leading from the landing into bedroom one. Built in

wardrobe and cupboard. Double Glazed window to the front.

Bedroom Two

Leading from the landing into bedroom Two. Double glazed window to the rear. Two storage cupboards.

Bedroom Three

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

Bedroom Four

Leading from the landing into bedroom four. Double glazed window to the front.

Bedroom Five

Leading from the hallway into bedroom five which is currently being used as a kitchen area. Double glazed window to the rear.

Front Garden

Path to side door, block paved & shingle area to the front enclosed by boundary wall.

Rear Garden

The garden is mainly laid to lawn, with decking area and small patio area. Access to the garage.

Garage

Detached garage, up and over electric door, double glazed door to the side, double glazed window to the front and power & light.

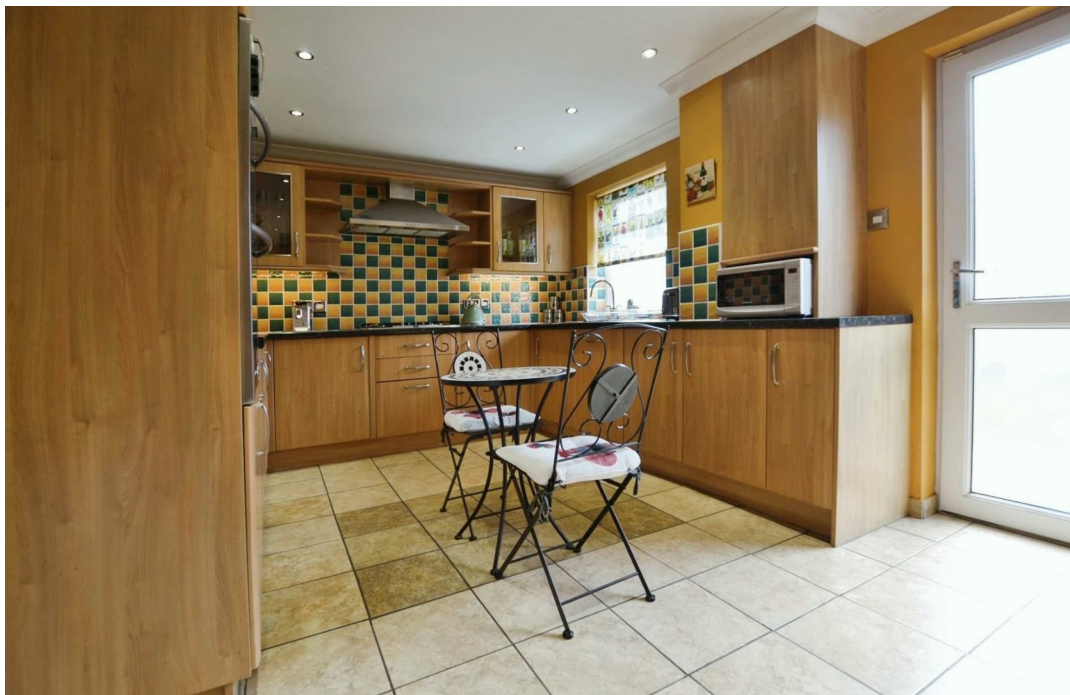
Material Information - Whitchurch

Tenure Type; FREEHOLD

Council Tax Banding; B

EPC Rating; C

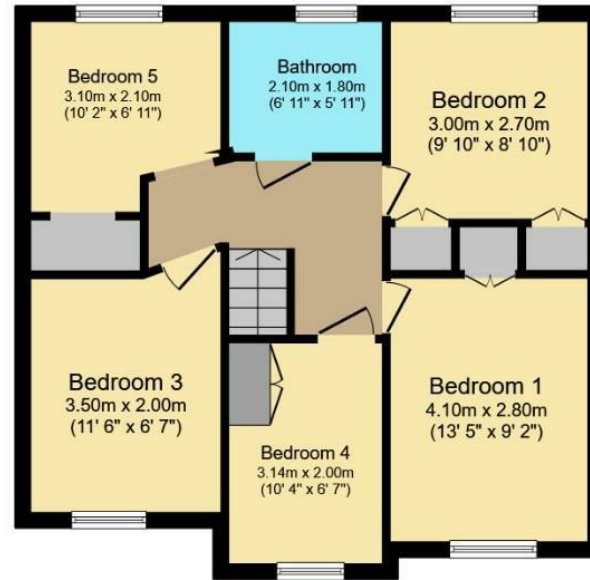
Newly fitted boiler installed February 2024 located in the loft.





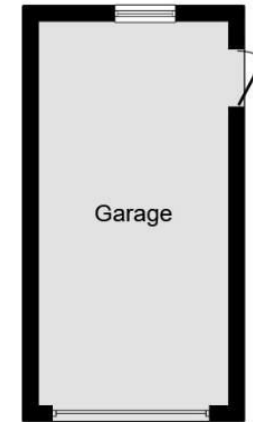
Ground Floor

Floor area 55.4 sq.m. (596 sq.ft.)



First Floor

Floor area 53.5 sq.m. (576 sq.ft.)



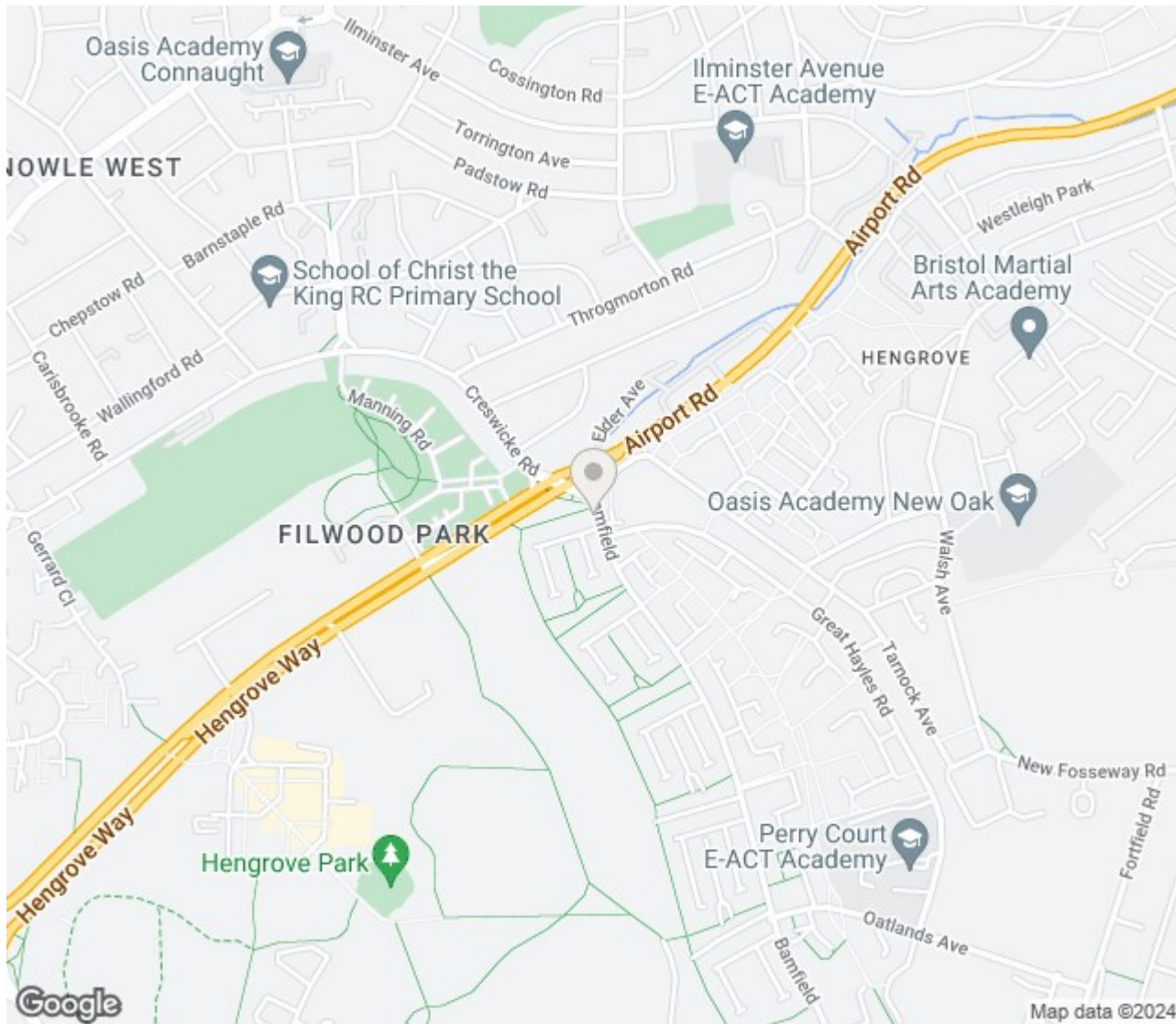
Garage

Floor area 13.7 sq.m. (147 sq.ft.)

TOTAL: 122.5 sq.m. (1,319 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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

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