



**Church Lane, Bristol**  
, BS14 0HD

**£400,000**





# Church Lane, Whitchurch, Bristol

## DESCRIPTION

Welcome to this delightful two-bedroom terraced cottage, tucked away in a highly sought-after peaceful village location. This property, which is in good condition, is now for sale, and with no onward chain, you could soon be calling it home.

As you step inside, you'll find a cosy lounge, complete with a charming fireplace, the perfect spot to unwind after a long day. The property boasts a well-sized kitchen with ample space for dining, making it the heart of the home.

The property includes two bedrooms. The first bedroom is a spacious double, offering plenty of room for relaxation. The second bedroom is filled with natural light, creating a bright and airy space. There is also a spacious landing which is currently being used as a snug area.

There's also a large, modern bathroom, providing a place for tranquillity and relaxation.

One of the property's standout features is its mature, larger than average garden. It backs onto open fields, offering stunning, unspoiled views and plenty of green spaces to enjoy.

This terraced cottage would be an ideal home for both families and couples. With its quiet, peaceful location and well-appointed rooms, it's a property that invites you to move in and start making memories.



# ROOMS

## LOUNGE

Wooden entrance door into lounge, two uPVC double glazed windows to front elevation, beamed ceilings, inglenook fireplace, electric feature fire, stairs rising to first floor understairs cupboard, further storage cupboard housing electric meter, three wall light points, part parquet flooring, wooden bi folding doors to kitchen, wood stable door leading to kitchen, radiator.

## KITCHEN/DINER

Wooden stable door leading to rear garden, two uPVC double glazed windows over looking the rear garden, fitted with a range of wall and base units with work tops over with matching splashbacks, single drainer sink unit with mixer tap over, built in double oven, electric hob over, extractor over, plumbing for automatic washing machine, space for fridge freezer, radiator, vinyl flooring.

## FIRST FLOOR LANDING

uPVC double glazed window to front elevation, loft access, storage cupboards, built in seating area, further storage cupboard housing combination boiler, radiator.

## BEDROOM ONE

uPVC double glazed window to front elevation, radiators.

## BEDROOM TWO

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

## REFURBISHED SHOWER ROOM

uPVC double glazed window to rear, shower cubicle with mixer shower over, low level w.c, pedestal wash hand basin, feature radiator, tiled walls and splashbacks, ceiling spot lights.

## OUTSIDE

### FRONT

Steps to front door.

## REAR GARDEN

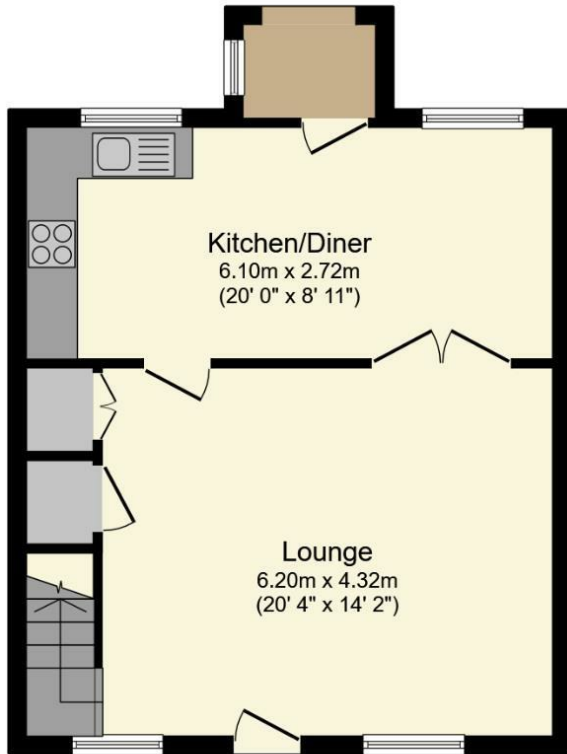
Boundary enclosed by wooden fencing, path through the rear garden, mainly laid to lawn with mature flower and shrub borders, small pond, mature apple tree, acer tree, elder flower tree, two garden sheds,

Material Information - Whitchurch  
Tenure Type; FREEHOLD

Council Tax Banding; D

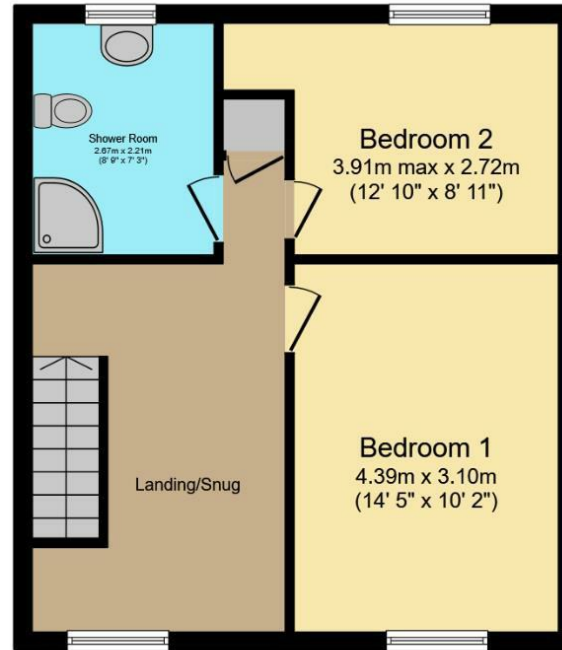






### Ground Floor

Floor area 45.9 m<sup>2</sup> (494 sq.ft.)



### First Floor

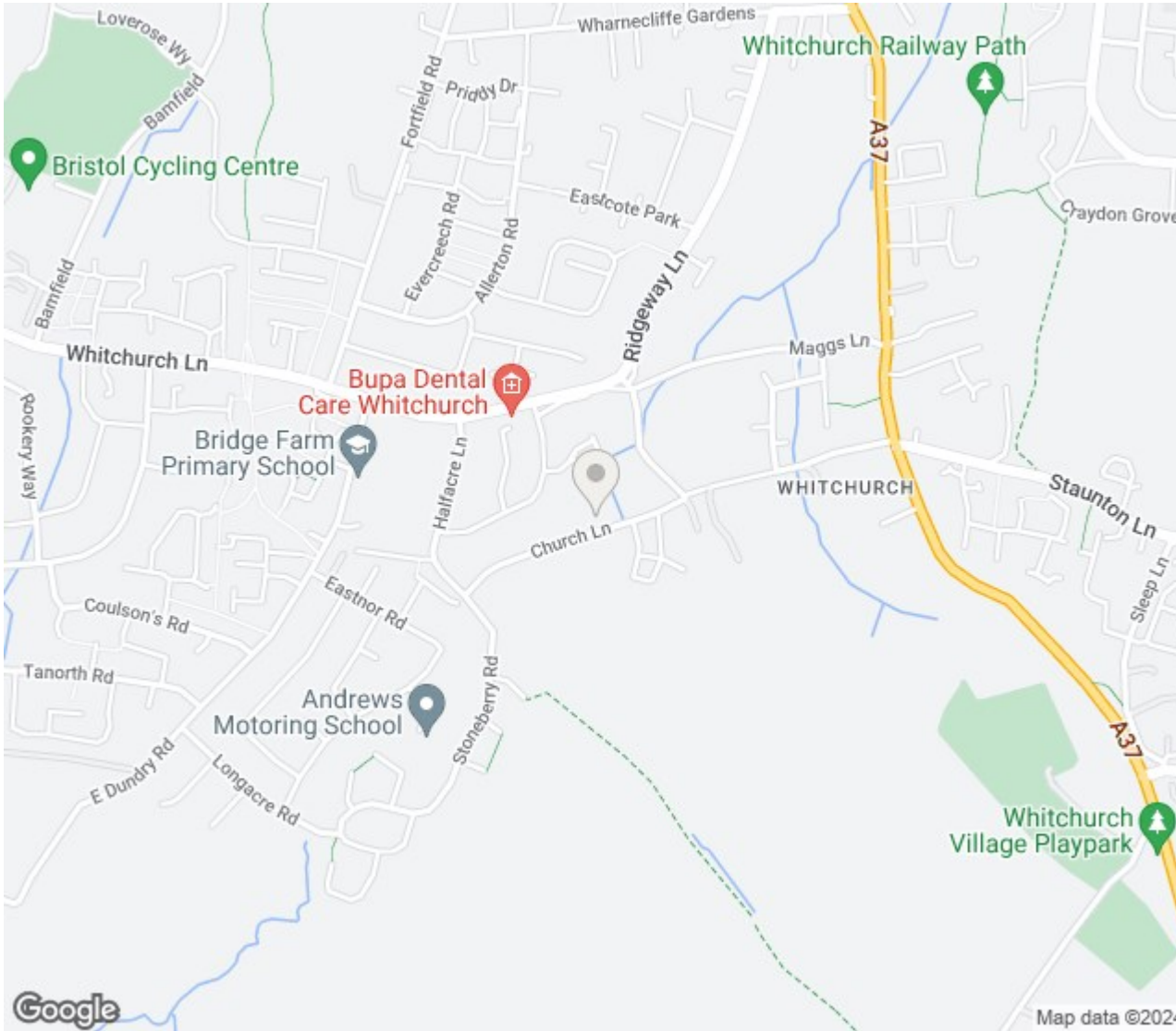
Floor area 44.0 m<sup>2</sup> (474 sq.ft.)

**TOTAL: 89.9 m<sup>2</sup> (968 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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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)**











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.