



Holcombe, Bristol
BS14 0AT

£300,000



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C

HUNTERS[®]
HERE TO GET *you* THERE

Holcombe, Whitchurch, Bristol

DESCRIPTION

For sale is this neutrally decorated mid terrace property, ideally suited for families and couples. The property boasts a generous open-plan layout and includes a conservatory, kitchen, and three bedrooms. The reception lounge offers plenty of space for relaxation, while the kitchen benefits from natural light, creating a bright and welcoming ambience. The first bedroom features built-in wardrobes, offering ample storage space. The second bedroom is spacious, ideal for a range of uses, and the third bedroom benefits from a wealth of natural light and a good size bathroom. A conservatory adds to the charm of the property, providing a pleasant space to enjoy the surroundings. Additional unique features include a garage and dedicated parking. Conveniently located, the property is within close proximity to local amenities, green spaces, and walking routes. The property falls within Council Tax Band C.



ROOMS

ENTRANCE PORCH

Double glazed entrance door into porch, uPVC double glazed window to side, radiator, tiled flooring, French style doors into..

LOUNGE

uPVC double glazed window to front elevation, understairs storage cupboard, radiator, stairs rising to first floor, feature fire place housing gas fire.

KITCHEN/DINER

uPVC double glazed window to rear elevation, uPVC double glazed door to rear garden, French style doors leading to conservatory, fitted with a range of wall and base units with single stainless steel sink unit with mixer tap over, space for fridge and freezer, plumbing for automatic washing machine, cupboard housing wall mounted combination boiler, built in double oven, gas hob with extractor over, tiled flooring, tiled splashbacks.

CONSERVATORY

uPVC double glazed surrounds, uPVC double glazed doors leading to rear garden, radiator.

FIRST FLOOR LANDING

Loft access, doors to..

BATHROOM

uPVC double glazed window to rear elevation, panelled bath with mixer shower over, low level w.c, pedestal wash hand basin set within vanity unit, tiled floor and walls, ceiling spot lights, extractor fan.

BEDROOM ONE

uPVC double glazed window to front elevation, radiator, fitted wardrobes.

BEDROOM TWO

uPVC double glazed window to rear elevation, radiator.

BEDROOM THREE

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

OUTSIDE

FRONT GARDEN

Boundary wall to front, mainly laid to lawn, path to front door.

REAR GARDEN

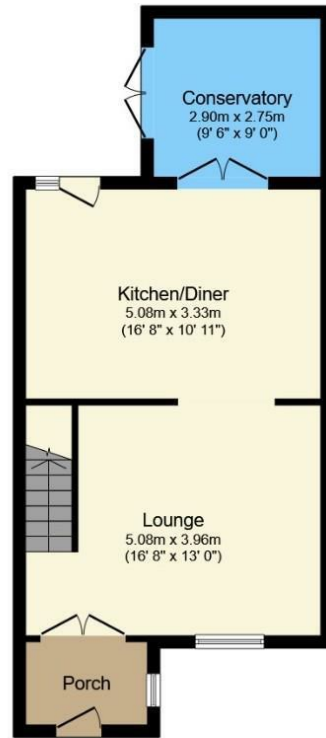
Boundary enclosed by fencing, patio area, laid to astro grass, decked area, courtesy door to garage, gate to off street parking.

Material Information - Whitchutch

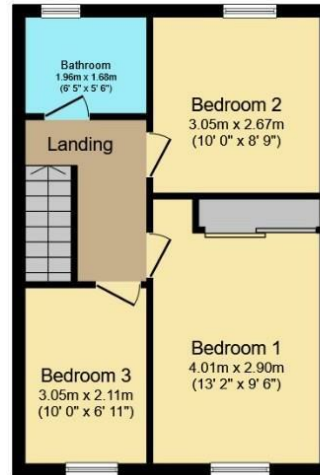
Tenure Type; Freehold

Council Tax Banding; C





Ground Floor
 Floor area 51.3 sq.m. (552 sq.ft.)

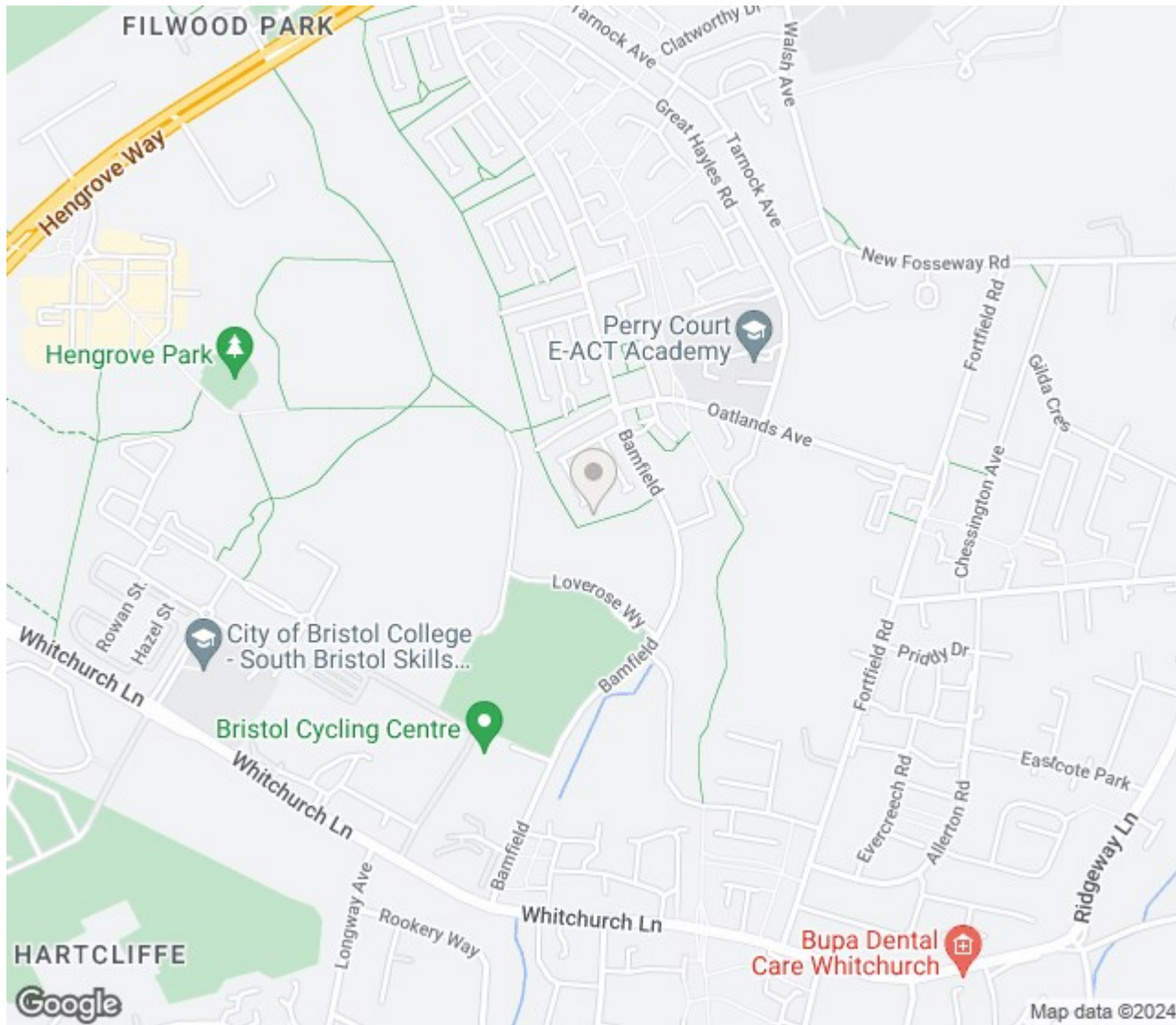


First Floor
 Floor area 39.4 sq.m. (425 sq.ft.)

TOTAL: 90.7 sq.m. (976 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		87
(81-91) B	76	
(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	

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







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.