







Tenure: Freehold

Haycombe, Bristol

- Extended three bedroom semi detached family home
- Second Reception room
- W.C, shower room and ensuite to bedroom one
- Front and rear garden

- Lounge
- Kitchen
- · Loft space
- Garage



Haycombe, Bristol

DESCRIPTION

Presenting an excellent opportunity, this three-bedroom extended double storey rear extended semi-detached house for sale in the popular Whitchurch area. This property features two comfortable reception rooms; the first is a light, airy lounge positioned at the front, while the second is a welcoming space opening to the kitchen with convenient access to a w/c and a door leading to the rear garden.

The property boasts three well-proportioned bedrooms. The master bedroom is notably spacious, complete with an ensuite. The second bedroom accommodates a double bed, and the third, a single. A practical shower room which serves the family home.

Unique to this property is a double storey extension, a loft space currently utilized as an additional bedroom, and a garage. Its location is ideal, with easy access to public transport links, nearby schools, and local amenities. This home is perfect for families and couples alike.





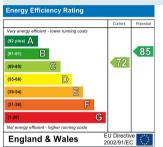


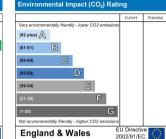




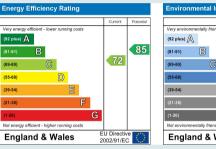
ENERGY PERFORMANCE CERTIFICATE

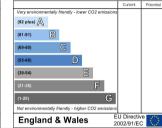
overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be





The energy efficiency rating is a measure of the





Floor area 52.0 m² (559 sq.ft.)

First Floor

En-suite

Shower Room

Bedroom 3

Main Bedroom

Bedroom 2

Floor area 50.3 m² (541 sq.ft.)

Second Floor Floor area 20.1 m² (216 sq.ft.)

Landing

Loft Room

TOTAL: 122.3 m² (1,316 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

Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 if you wish to arrange a viewing appointment for this property or require further information.

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Kitchen

Second Reception

Lounge

Ground Floor





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.

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

