



**Whitchurch Lane, Bristol**

, BS14 0EN

**£315,000**





# Whitchurch Lane, Bristol

## DESCRIPTION

Here's an excellent opportunity to put your own stamp on this charming three-bedroom semi-detached home located in the desirable area of Whitchurch. This property is offered for sale with no onward chain, making it an ideal choice for those looking to move quickly. While the home requires some updating and refurbishment, it presents a wonderful canvas for your personal touches.

Nestled on Whitchurch Lane, the location is highly convenient, with local schools, bus routes, and various amenities just a short distance away. Whether you're a first-time buyer, a family seeking more space, or an investor looking for a promising project, this home has great potential.

As you enter the ground floor, you are welcomed by a spacious entrance hallway that leads into a generous lounge/diner, perfect for both relaxation and entertaining. The kitchen, while in need of modernisation, offers ample space and possibilities for a creative redesign to suit your culinary needs.

Moving to the first floor, you'll find two sizeable double bedrooms that provide plenty of natural light, along with a further single bedroom, ideal for a child's room, home office, or guest accommodation. The first floor also features a W/C and a family bathroom, providing convenient facilities for all.

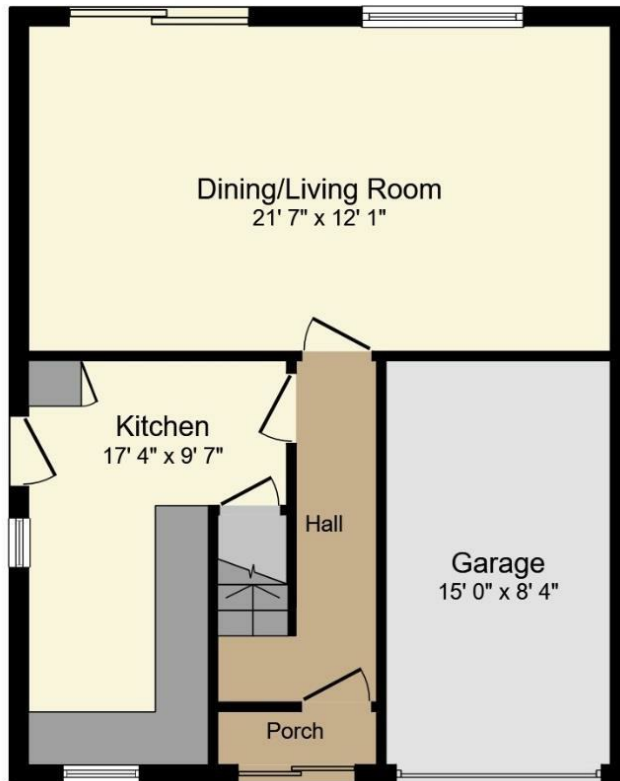
Additional benefits of this property include a garage, off-street parking for your convenience, and an enclosed rear garden that offers a private outdoor space for family gatherings, gardening, or simply enjoying some fresh air.

This home is not just a place to live but also an opportunity to create a space that reflects your personal style and preferences. Don't miss out on the chance to make this house your own!

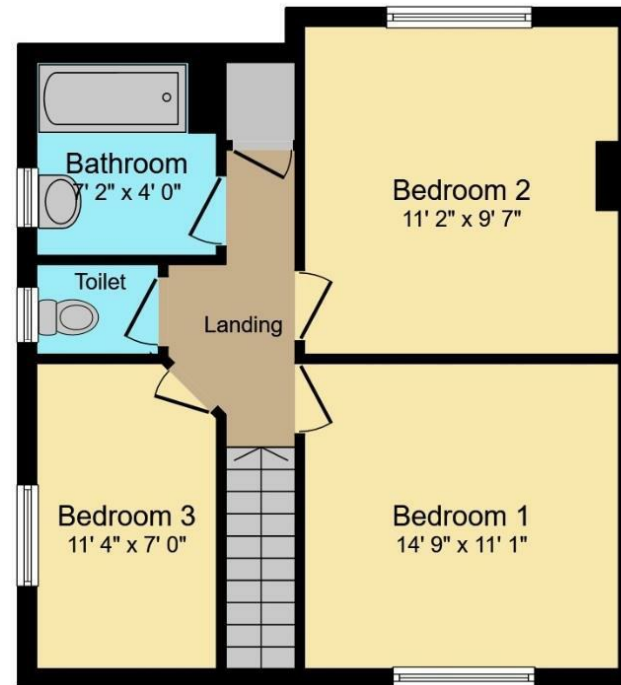








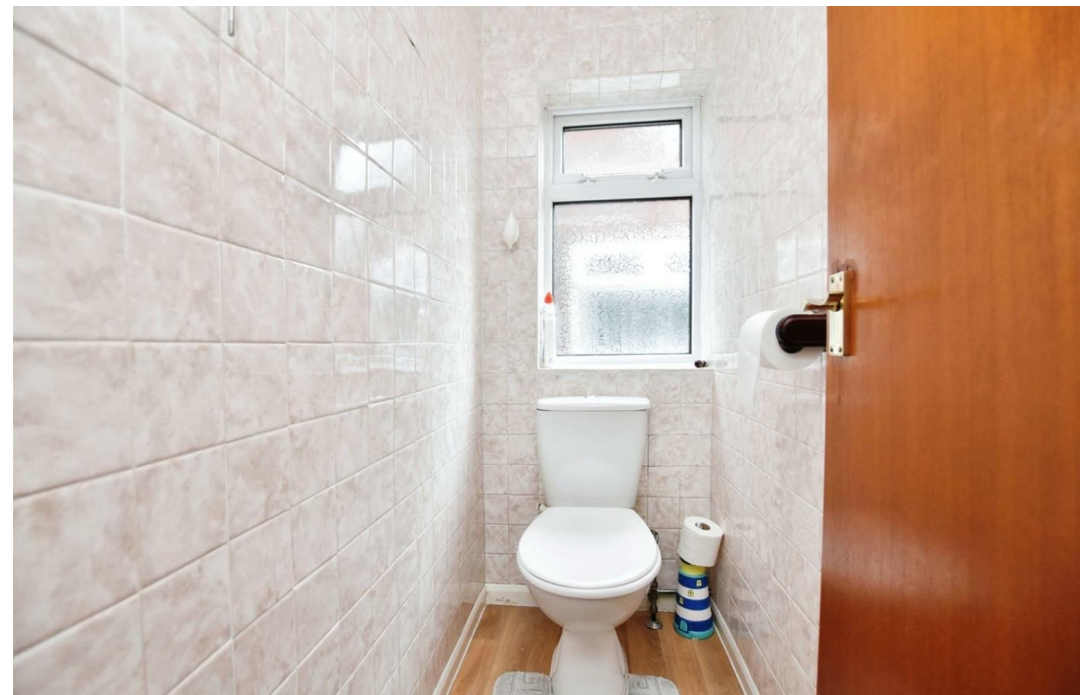
Ground Floor



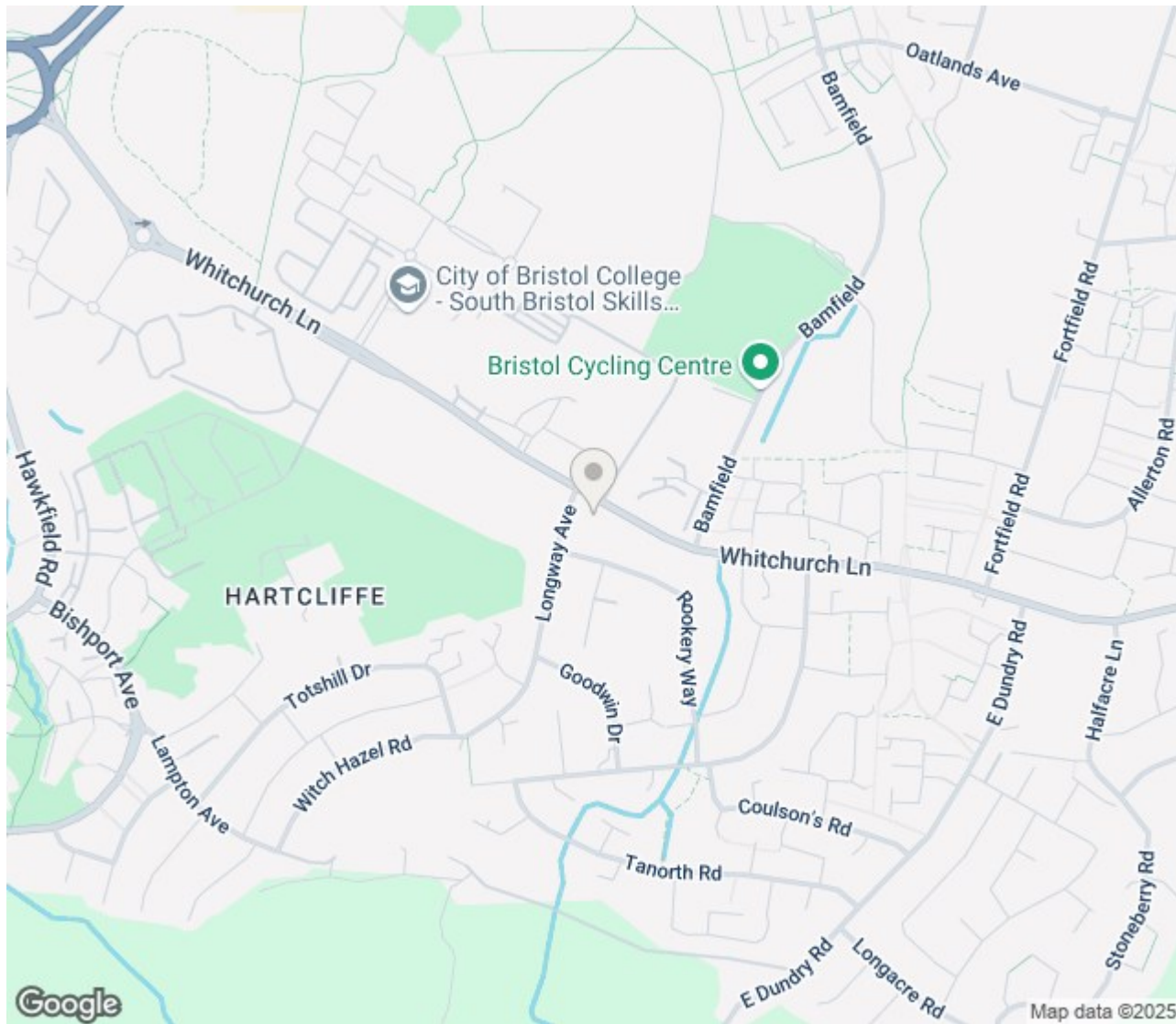
First Floor

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>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>30</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### 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.

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