



Wells Road, Whitchurch

Bristol, BS14 9BB

Asking Price £475,000



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Wells Road, Whitchurch

DESCRIPTION

Presenting a well-maintained three-bedroom semi-detached house, this property offers an excellent opportunity for first-time buyers and families alike. Situated in a sought-after location with convenient access to public transport links, reputable nearby schools, local amenities, and picturesque green spaces, this home enjoys both tranquility and accessibility.

The residence is in good condition, boasting an efficient EPC rating of C and placed within Council Tax Band D. The ground floor welcomes you with a bright separate reception room—ideal for relaxing or entertaining guests. The open-plan kitchen features ample dining space, providing a sociable setting for family meals and gatherings.

Upstairs, you will find three bedrooms: two spacious doubles, one of which benefits from built-in wardrobes, and a comfortable single room, perfect for a child's bedroom or a home office. The well-appointed family bathroom is designed for both functionality and comfort.

Unique features include a charming fireplace, creating a warm ambience during the colder months, and the advantage of parking and a single garage ensures practicality for busy households. The property also benefits from a private garden, providing an inviting outdoor space for children to play or for alfresco entertaining during the warmer seasons.

Combining practicality, comfort, and convenience, this delightful house is ideal for those seeking a balanced lifestyle in a vibrant community. Early viewing is highly recommended to fully appreciate all that this inviting home has to offer.





**Approximate Gross Internal Area 1044 sq ft - 96 sq m
(Excluding Garage)**

Ground Floor Area 522 sq ft – 48 sq m

First Floor Area 522 sq ft – 48 sq m

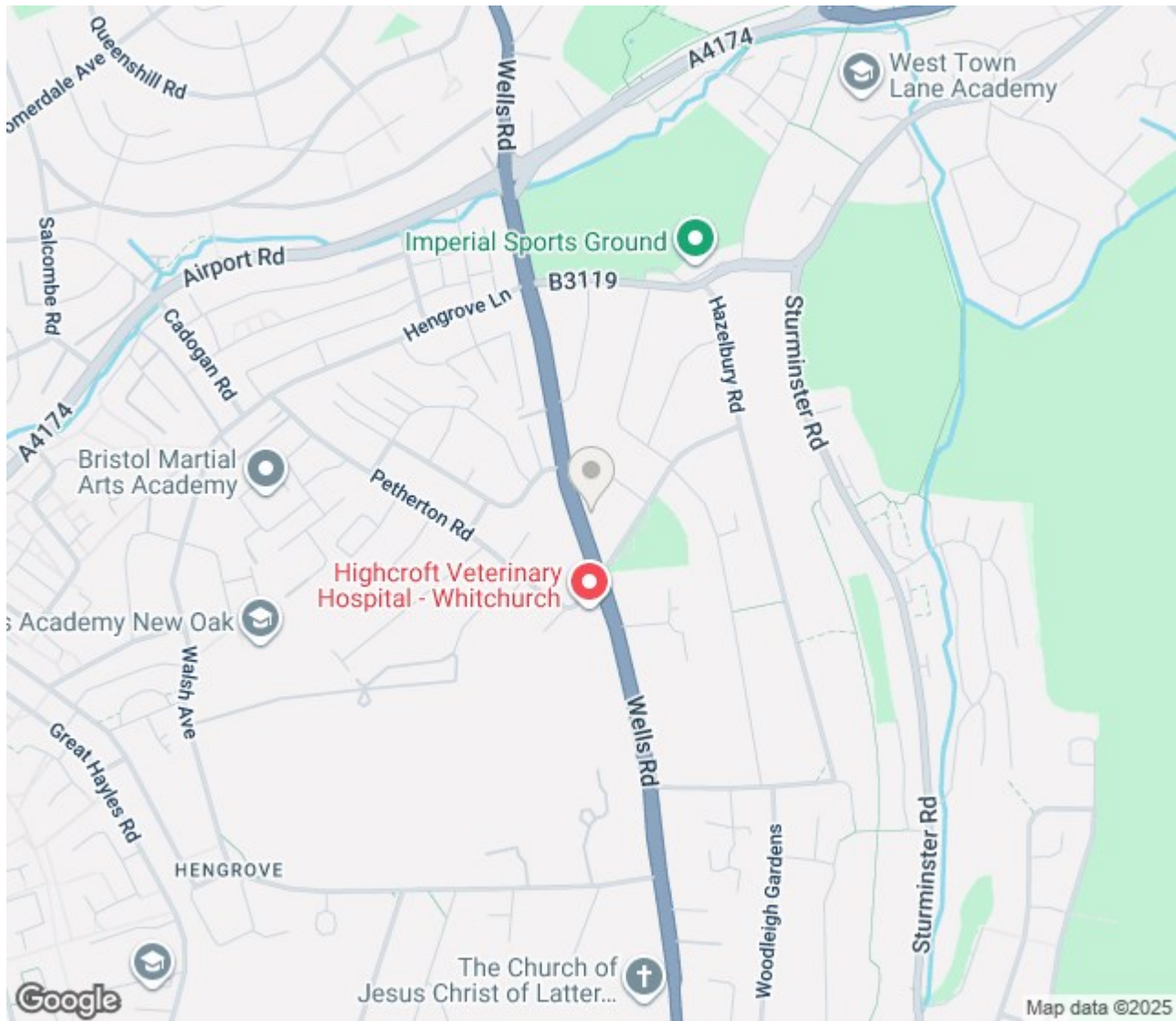
Garage Area 157 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







ENERGY PERFORMANCE CERTIFICATE

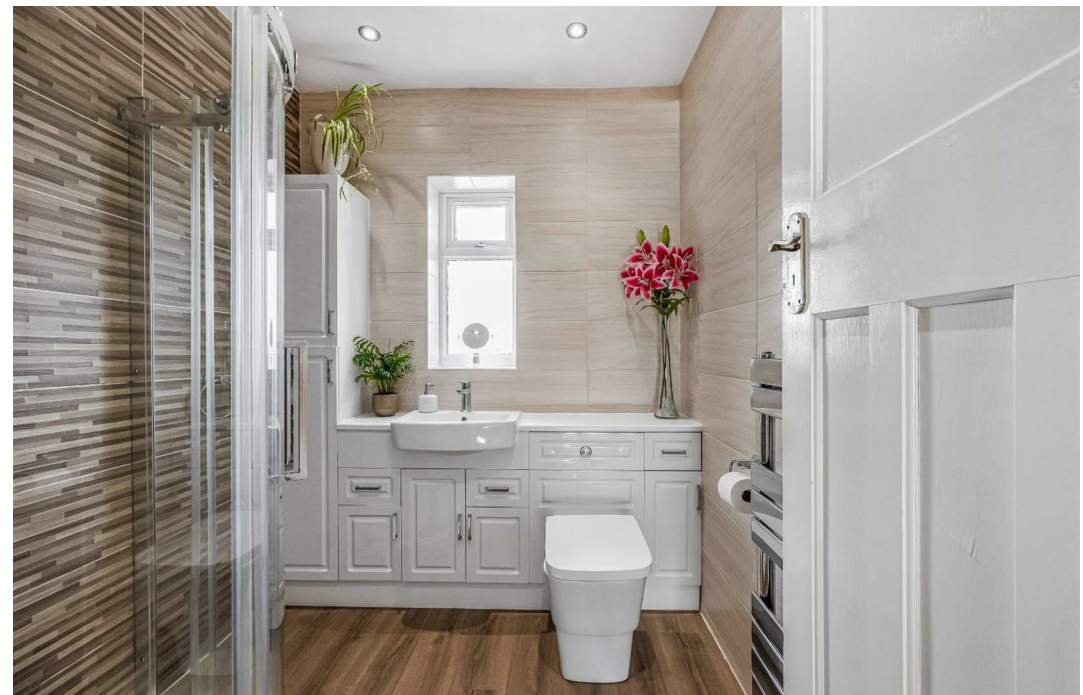
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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.