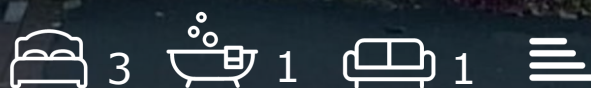




312 Whitehall Road

Whitehall, Bristol, BS5 7BW

**Asking price £340,000**





# 312 Whitehall Road



## Description

Spacious and well presented Victorian home located in St George just a short walk from the park. This home has been much improved by its current owner and offers lots of period features.

With a lovely bayed living room with wood burning stove and a full width kitchen diner and open hallway you have both cosy living along with a sociable space. There's a modern bathroom suite to the rear.

Upstairs you'll find a great size main bedroom to the front, a second double and a nursery/study sized third.

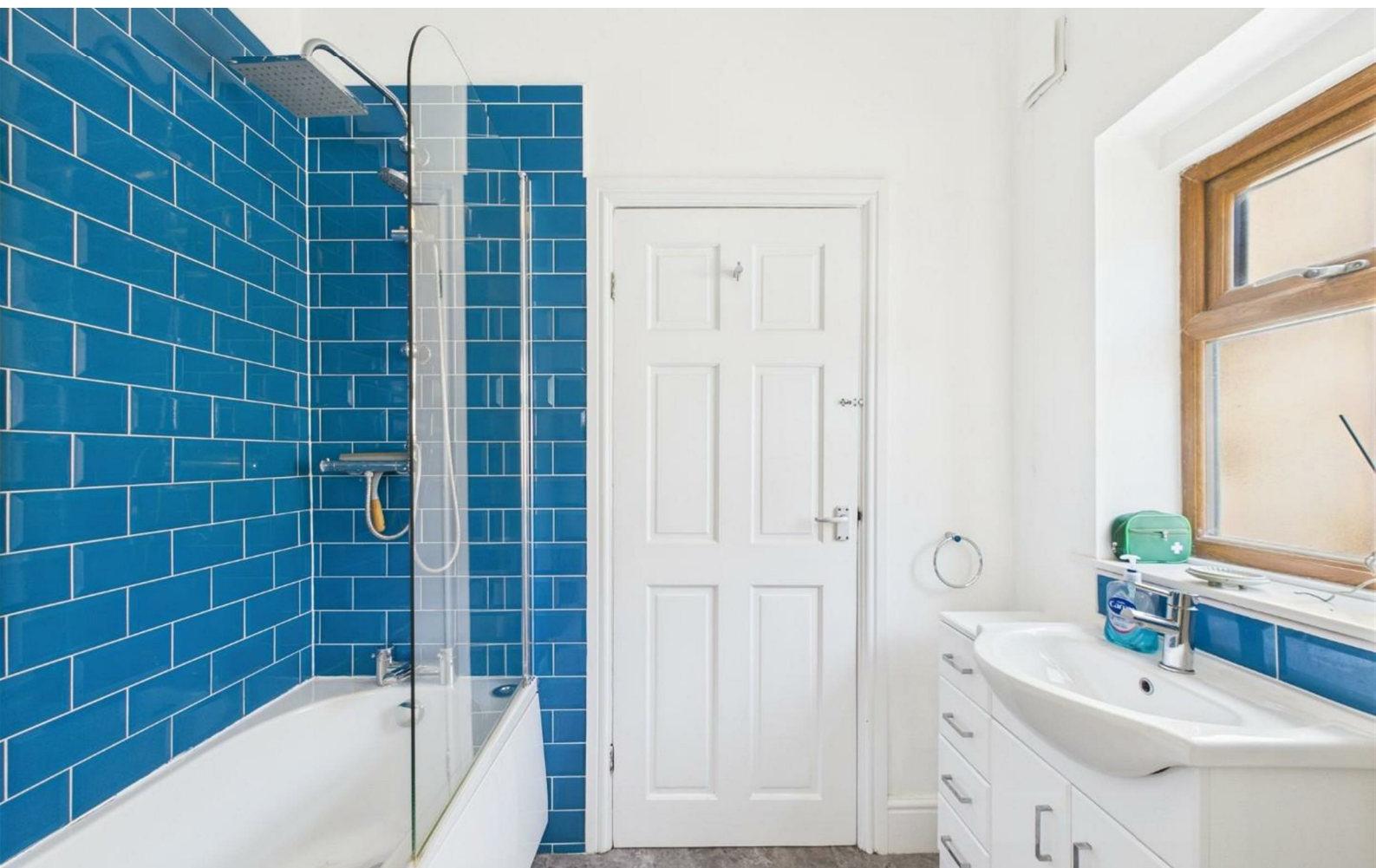
Outside to the rear is a generous sized south facing garden with raised beds perfect for growing veggies along with a berry patch!

Further benefits include acoustic windows to the front, gas central heating and double glazing. A fantastic home in a great spot to enjoy the Park and Redfield's Church Road and its many shops, delis and eateries! Please call to view!

- VICTORIAN TERRACE
- BAYED LIVING ROOM
- DOWNSTAIRS BATHROOM
- SOUTH FACING GARDEN
- THREE BEDROOMS
- KITCHEN DINER
- PERIOD FEATURES
- CLOSE TO ST GEORGE PARK

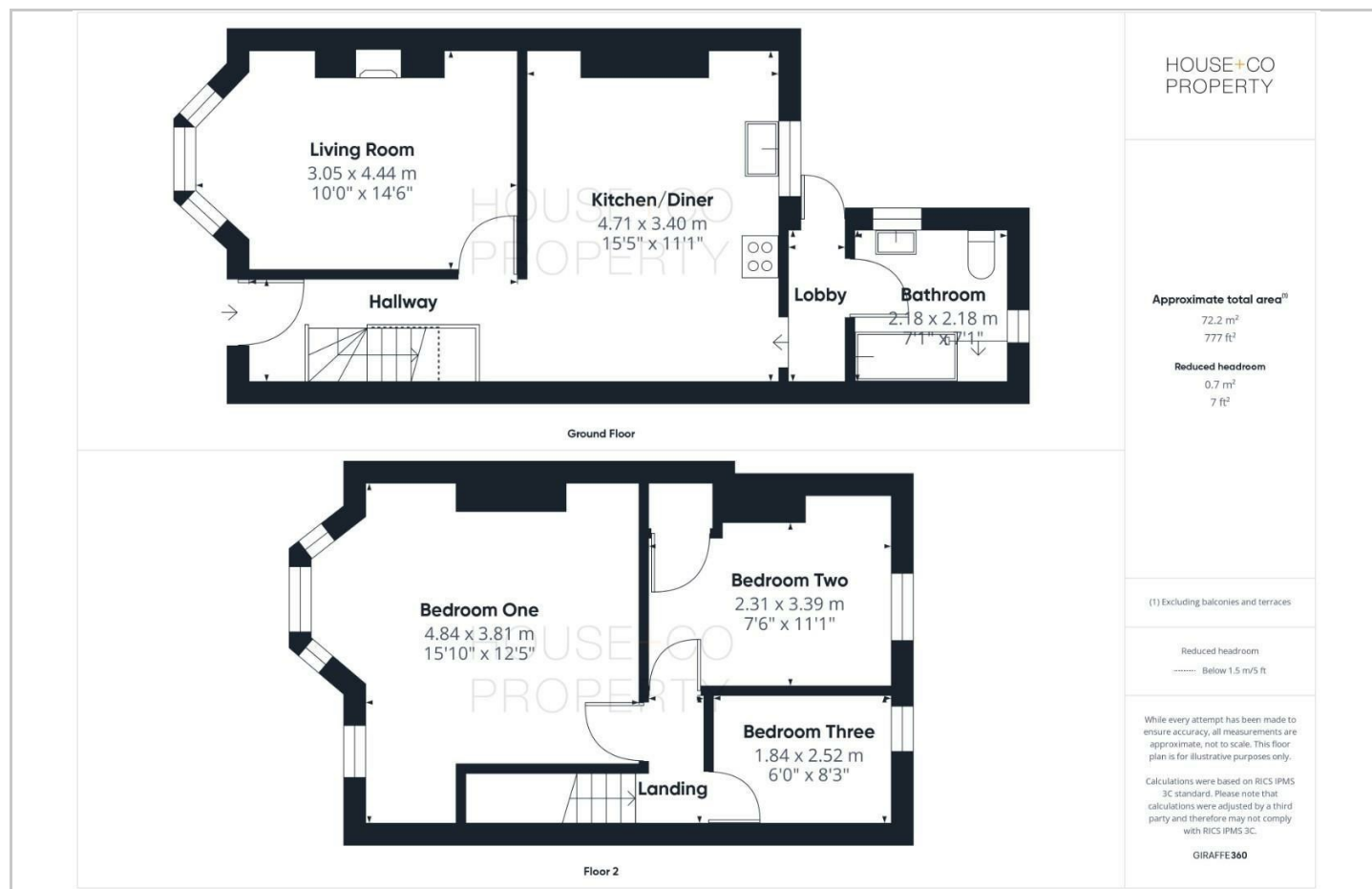




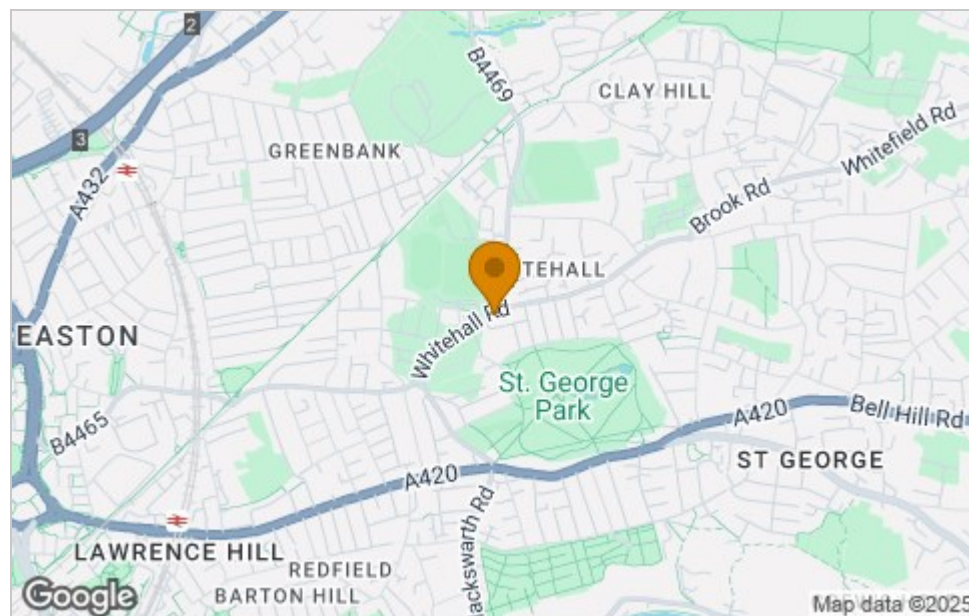




## Floor Plan





## Area Map



## Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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