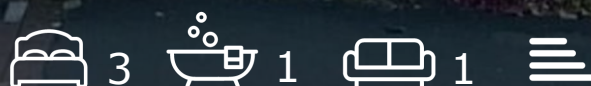




312 Whitehall Road

Whitehall, Bristol, BS5 7BW

**Offers in excess of
£325,000**



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.

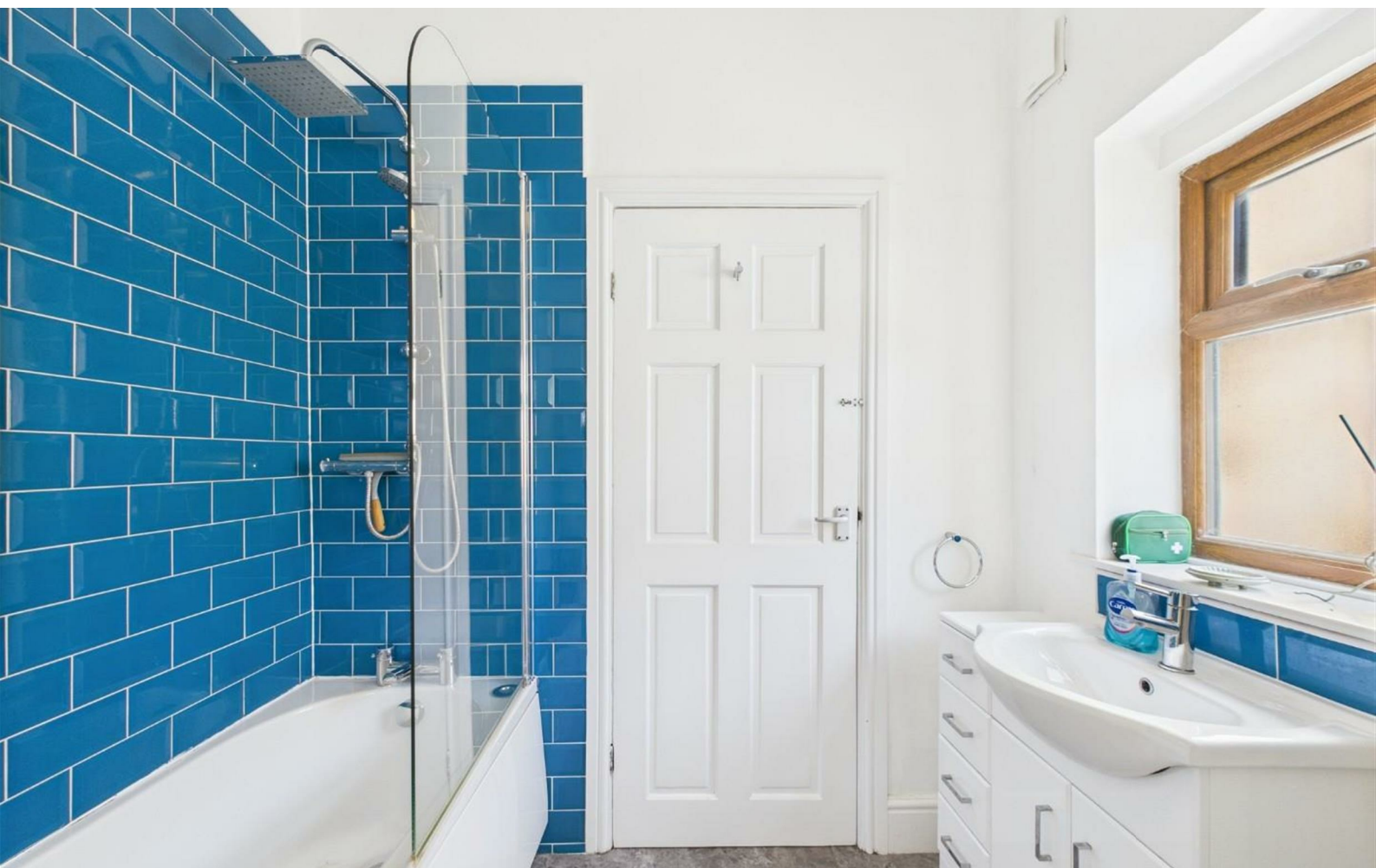
Upstairs you'll find a great size main bedroom to the front, a second double and a nursery/study sized third.

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

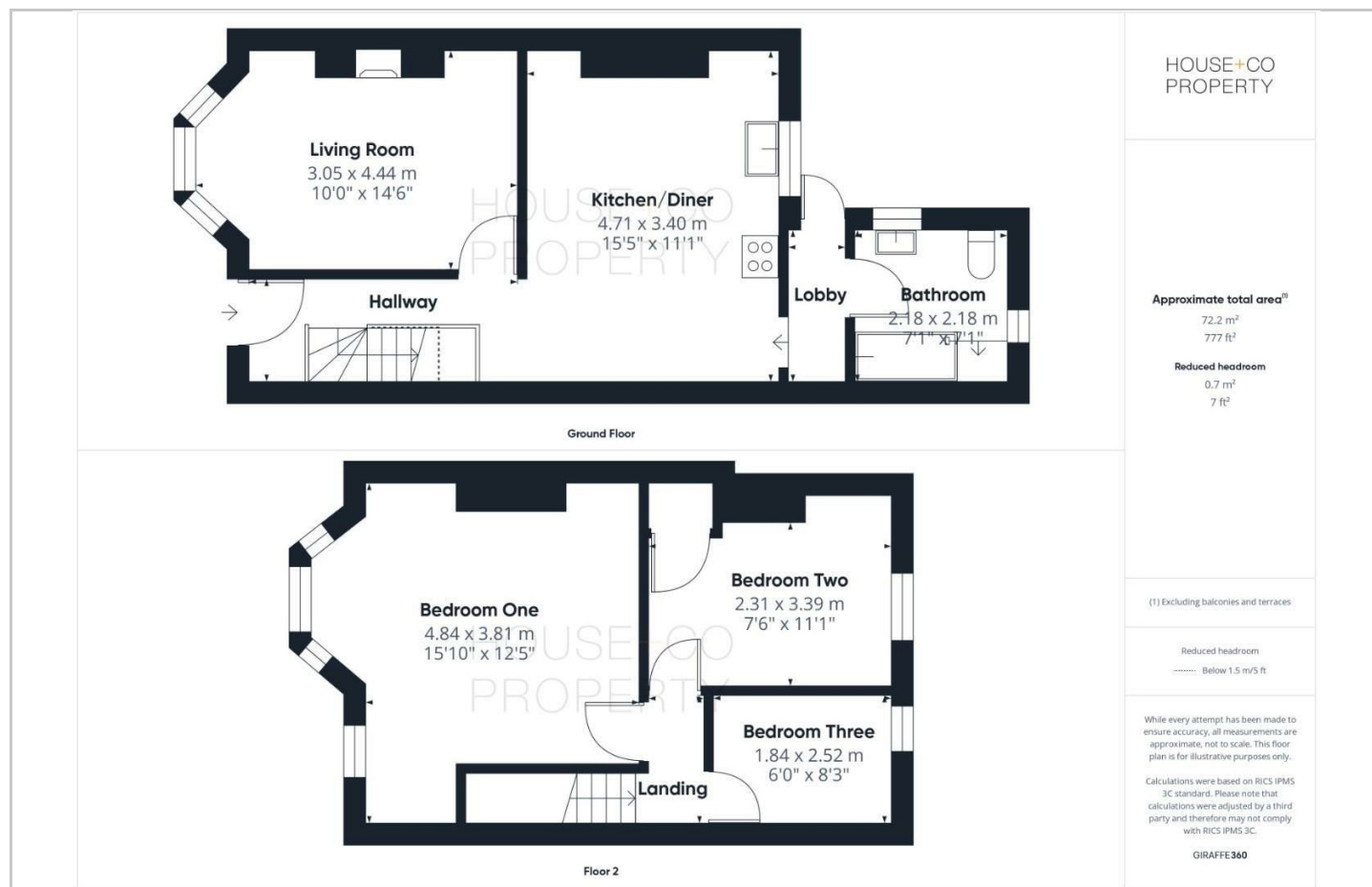
Further benefits include acoustic windows to the front, gas central heating and double glazing. A fantastic home in a great spot to enjoy the Park and Redfield's Church Road and its many shops, delis and eateries! Please call to view!

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

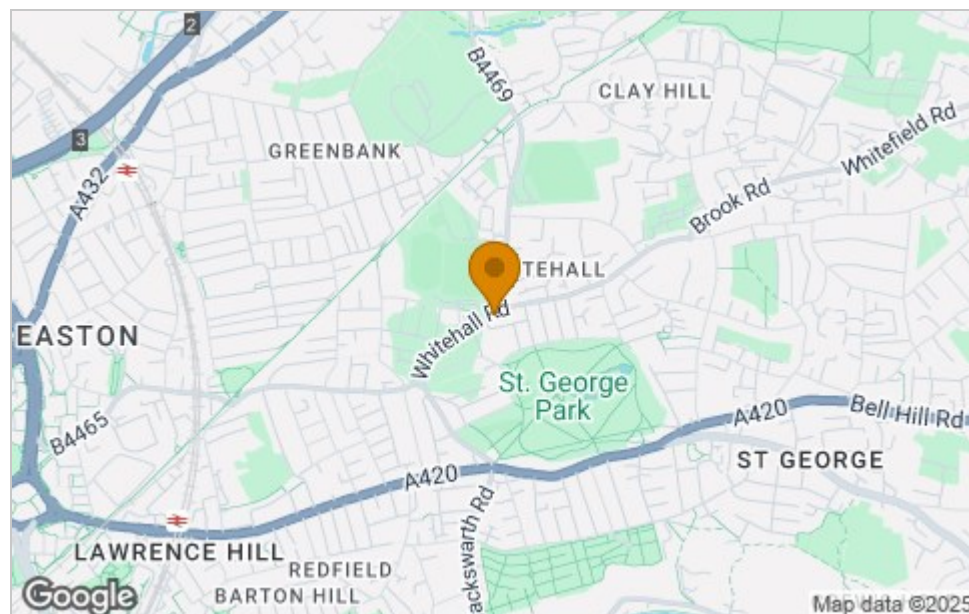




Floor Plan



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.