



Whitchurch Lane, Whitchurch

£255,000

- Energy Rating - C
- Two Double Bedrooms
- Front & Rear Gardens
- Easy Transport Links
- Upvc Double Glazing

- End Terrace Bungalow
- Garage in a Block
- NO ONWARD CHAIN
- Gas Central Heating
- Close To Local Amenities

NO ONWARD CHAIN!!!

On Whitchurch Lane in Bristol, this 2-bedroom bungalow welcomes you with its cozy allure and thoughtful design.

As you approach the property, a well-maintained and low-maintenance front garden sets the tone for the inviting atmosphere within. The bungalow unfolds into a seamlessly connected lounge and diner with storage cupboard. This open layout not only enhances the sense of space but also provides a perfect setting for casual gatherings.

The kitchen features two large storage cupboards ensuring practicality. Two double bedrooms offer a peaceful retreat, complemented by neutral tones. The small lean-to, provides the perfect place for a sunlit reading corner. There is also a shower room with large shower cubicle.

The garden is low maintenance mainly laid to patio with a rear entrance gate and storage shed. Further benefits include upvc double glazing, gas central heating and a garage in a block. This home is located perfectly for local schools, shops, bus routes and amenities.

Lounge/Diner 17'8" x 11'10" (5.40 x 3.61)

Kitchen 10'7" x 7'4" (3.23 x 2.26)

Lean To 8'4" x 4'2" (2.56 x 1.28)

Bedroom One 14'0" x 10'7" (4.29 x 3.24)

Bedroom Two 12'1" x 9'0" (3.70 x 2.76)

Bathroom 6'0" x 5'6" (1.84 x 1.68)

Council Tax Band - C

Tenure Status - Freehold

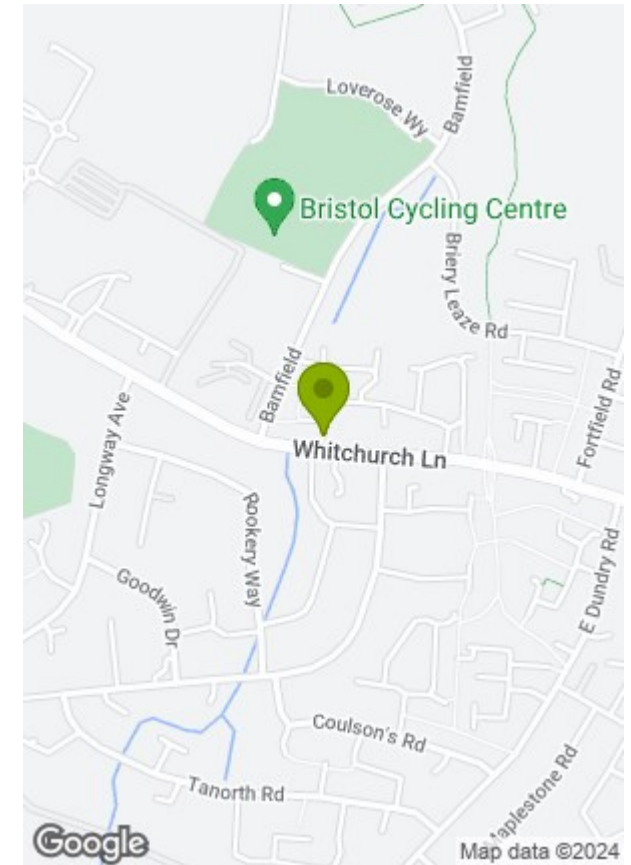












| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | 71 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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

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