



New Fossey Road, Whitchurch

£350,000

- **Energy Rating - D**
- **EXTENDED Kitchen**
- **Large Garden**
- **Bright and Airy**
- **Gas Central Heating**

- **Three Bedrooms**
- **Well Presented Throughout**
- **Driveway**
- **Upvc Double Glazing**
- **Close to Local Amenities**

Greenwoods are delighted to present this beautifully extended three-bedroom family home on New Fosseway Road in Whitchurch. The ground floor features an inviting entrance hallway, a bay-fronted lounge, and a bright, airy kitchen and dining area with a charming feature fireplace.

Upstairs, you'll find two spacious double bedrooms, a cozy single bedroom, and a modern bathroom with a shower over the bath. The rear garden is generously sized and includes a decked seating area, a well-maintained lawn, and a stone-chipped pathway.

Additional benefits of the property include gas central heating via a combination boiler, UPVC double glazing, a driveway providing off-street parking, and a garage located at the bottom of the rear garden.

Conveniently situated near local shops, schools, bus routes, and amenities, this home is just a two-mile drive from Hengrove Park, which has recently undergone a multi-million pound regeneration, including the South Bristol Community Hospital, Skills Academy, and Hengrove Park Leisure Centre.

Lounge 12'10 into bay x 10'5 (3.91m into bay x 3.18m)

Kitchen 13'10 x 6'5 (4.22m x 1.96m)

Dining Area 14'8 x 12'10 (4.47m x 3.91m)

Bedroom One 14'5 into bay x 9'4 (4.39m into bay x 2.84m)

Bedroom Two 11'11 x 10'3 (3.63m x 3.12m)

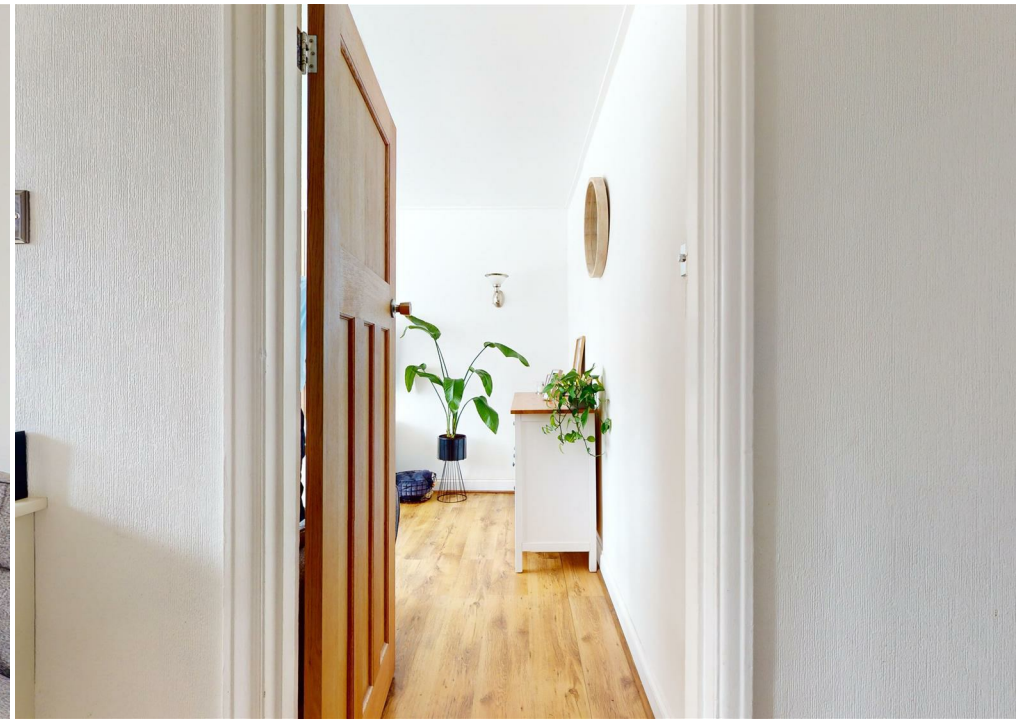
Bedroom Three 9'4 x 7'0 (2.84m x 2.13m)

Bathroom 5'9 x 4'11 (1.75m x 1.50m)

Tenure - Freehold

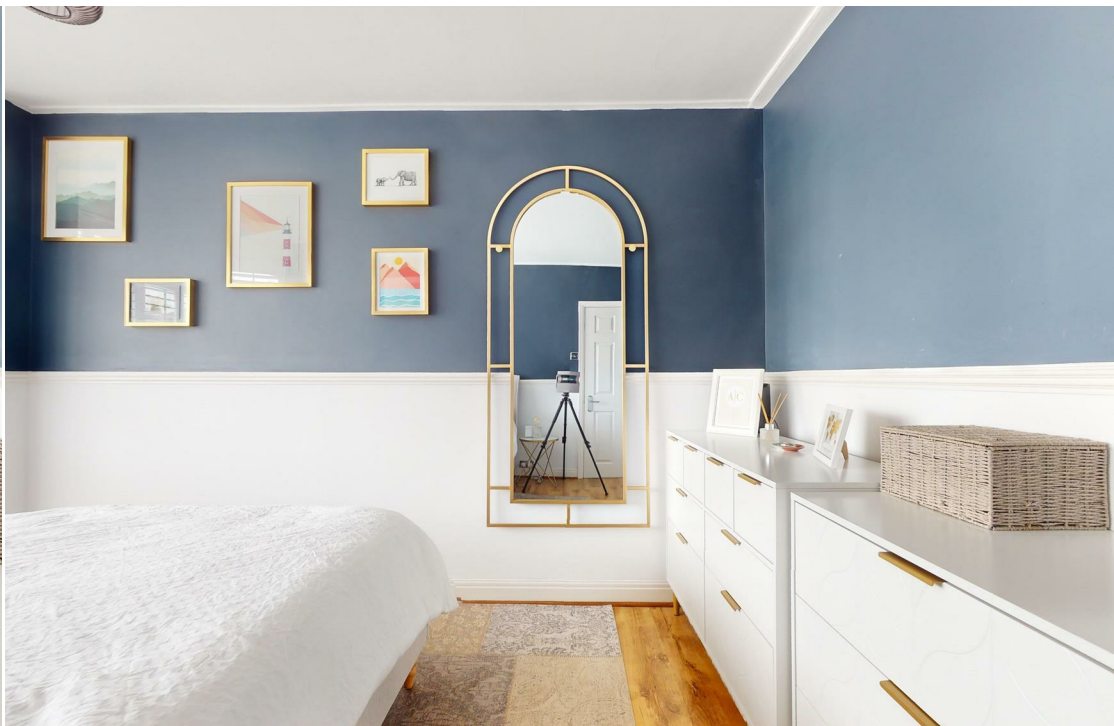
Council Tax Band - B



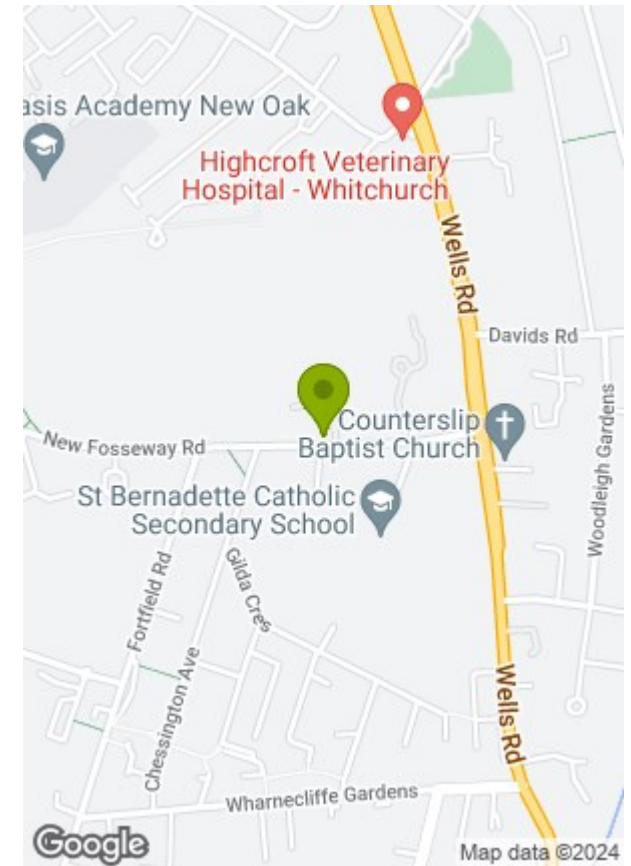












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
		68
England & Wales		
	EU Directive 2002/91/EC	

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	

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.