



- **Energy Rating - D**
- **Semi Detached House**
- **Conservatory**
- **In Need Of Updating**

- **Three Bedrooms**
- **Lounge & Dining Room**
- **Off Street Parking**
- **No Onward Chain**

Nestled in the peaceful cul-de-sac of Highdale Close, Whitchurch, this delightful three-bedroom semi-detached home presents a fantastic opportunity for families and first-time buyers alike. Thoughtfully laid out, the property boasts a spacious lounge, a separate dining room, and a conservatory - offering flexible living space ideal for both relaxing and entertaining.

Upstairs, three well-proportioned bedrooms provide ample space for comfortable family living. The home is in need of updating, offering a chance for buyers to add their own style and value.

Outside, the property benefits from a driveway providing convenient off-street parking. The cul-de-sac setting offers a safe and quiet environment, perfect for young families or those seeking a more tranquil lifestyle.

Offered with no onward chain, the purchase process is made smoother and quicker - ideal for buyers looking to move without delay.

Highdale Close is ideally located with easy access to local amenities, reputable schools, parks, and transport links, making it a well-connected and highly desirable place to call home.

Lounge 13'6" max x 12'2" max (4.14 max x 3.73 max)

Dining Room 10'5" x 8'2" (3.18 x 2.51)

Kitchen 10'5" x 6'6", 6'8" x 10' (3.18 x 2.21)

Conservatory 8'9" x 8'9" (2.69 x 2.69)

Bedroom One 13'1" max x 8'9" (3.99 max x 2.67)

Bedroom Two 9'3" max x 8'11" (2.84 max x 2.74)

Bedroom Three 10'4" max x 6'9" max (3.15 max x 2.06 max)

Bathroom 6'3" x 6'2" (1.91 x 1.88)

Tenure Status - Freehold

Council Tax - Band C







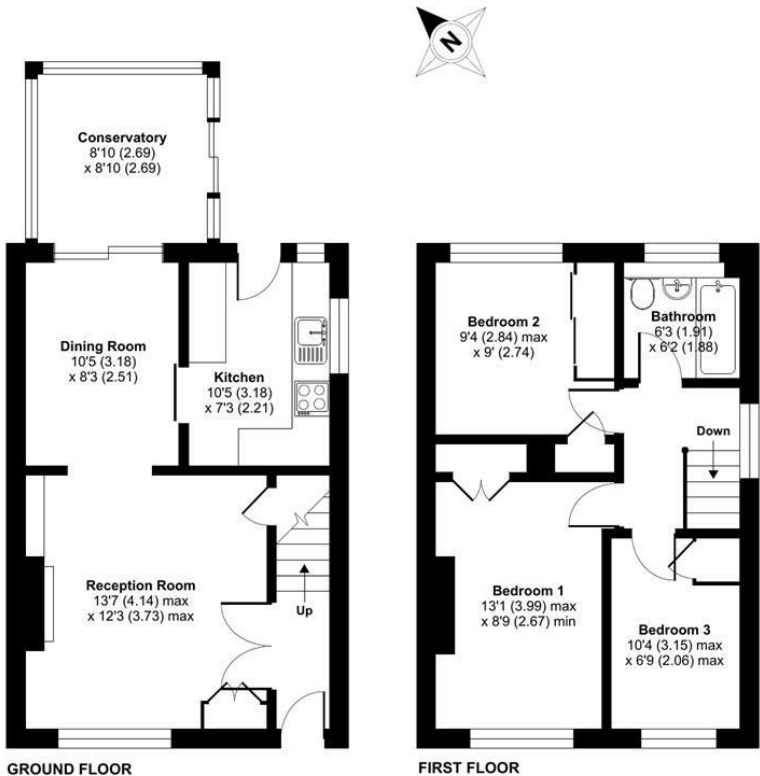






Highdale Close, Bristol, BS14

Approximate Area = 892 sq ft / 82.8 sq m
For identification only - Not to scale



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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