



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

56 Gordon Avenue, Whitehall, Bristol, BS5 7DS

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£450,000

**\*\*EXTENDED HOME ON TREE LINED WHITEHALL ROAD!\*\*** Attractive curved bay fronted home boasting three floors of space with the top floor providing green playing field views. The driveway offers space for 2-3 cars and leads to the timber framed storage room, that connects to the beautiful manicured back garden that provides even more storage sheds. Internally offering a through lounge diner that can be separated with double doors. opening into the kitchen. The first floor provides the family bathroom, two doubles and a single bedroom. The loft room has been converted with a dormer to create a lovely large bedroom with views across the trees and green. Please come along and have a look at the room and potential.

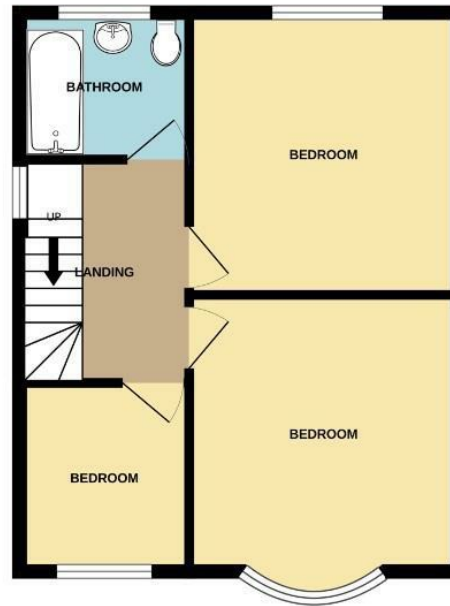
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GROUND FLOOR



1ST FLOOR

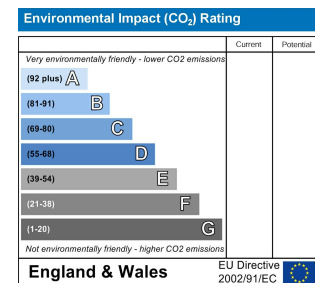
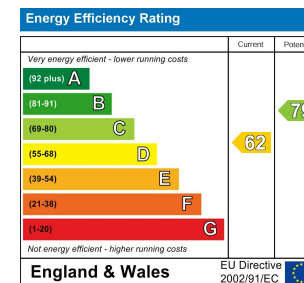


2ND FLOOR



4 BED END TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### FRONT DOOR

Upvc double doors within attractive stone archway leading into porch with door into

### ENTRANCE HALL

Stairs to first floor, radiator, under stairs storage, cupboard housing electric meter, door to lounge (unused) and doorway into

### KITCHEN

11'8" x 7'5"  
Wall and base units with work surface over, tiled splash backs, sink and drainer, fitted oven and hob, space for two fridge freezers, door to side store, double glazed window to rear overlooking the garden, archway into

### LEAN TO STORE

19'2" x 6'4"  
Wood framed storage with shelving and access to attached shed, gate to front and rear

### DINING ROOM

11'7" x 10'6"  
Double glazed French doors to rear garden, radiator, space for table and chairs, shelving in alcoves, quality oak and glass double doors opening into

### LOUNGE

12'6" x 11'5"  
Double glazed curved bay window to front, radiator, built in storage cupboards and shelving to alcoves

### STAIRS

Leading to first floor landing with double glazed window to side, stairs to loft room and doors to

### BATHROOM

6'11" x 5'2"  
Three piece white suite comprising wc, wash hand basin, bath with mixer tap shower over, part tiled walls, towel radiator, obscure glazed window to rear

### BEDROOM THREE

11'7" x 11'1"  
Double glazed window to rear, radiator

### BEDROOM TWO

13'6" x 9'10" to bay and chimney  
Double glazed curved bay to front, radiator

### BEDROOM FOUR

8'7" x 7'3"  
Double glazed window to front, radiator

### STAIRS

Leading to first floor landing with built in storage cupboard and door into

### LOFT/BEDROOM ONE

16'9" x 15'6" max  
L shaped room around staircase, space for double bed, double glazed windows to rear dormer overlooking the trees to green playing field, two Velux windows to front, radiator

### GARDEN

Patio seating area, mature very well established flower beds, immaculate lawn with stepping stones to play area and


### STORAGE

Brick bomb shelter and sheds for storage

### PARKING

Driveway to front for 2-3 cars

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











