



## 10 Johnsons Road, Whitehall, Bristol BS5 9AT

- Sought After Location
  - Three Floors
- Huge First Floor Family Bathroom
- Sunny South East Facing Garden
  - Two Reception Rooms
- Whitehall Easton Borders
- Three Double Bedrooms
  - En-suite to Loft Room
    - Utility & WC
  - Long Kitchen Diner

**Offers In Excess Of £425,000**

**HUNTERS®**  
HERE TO GET *you* THERE



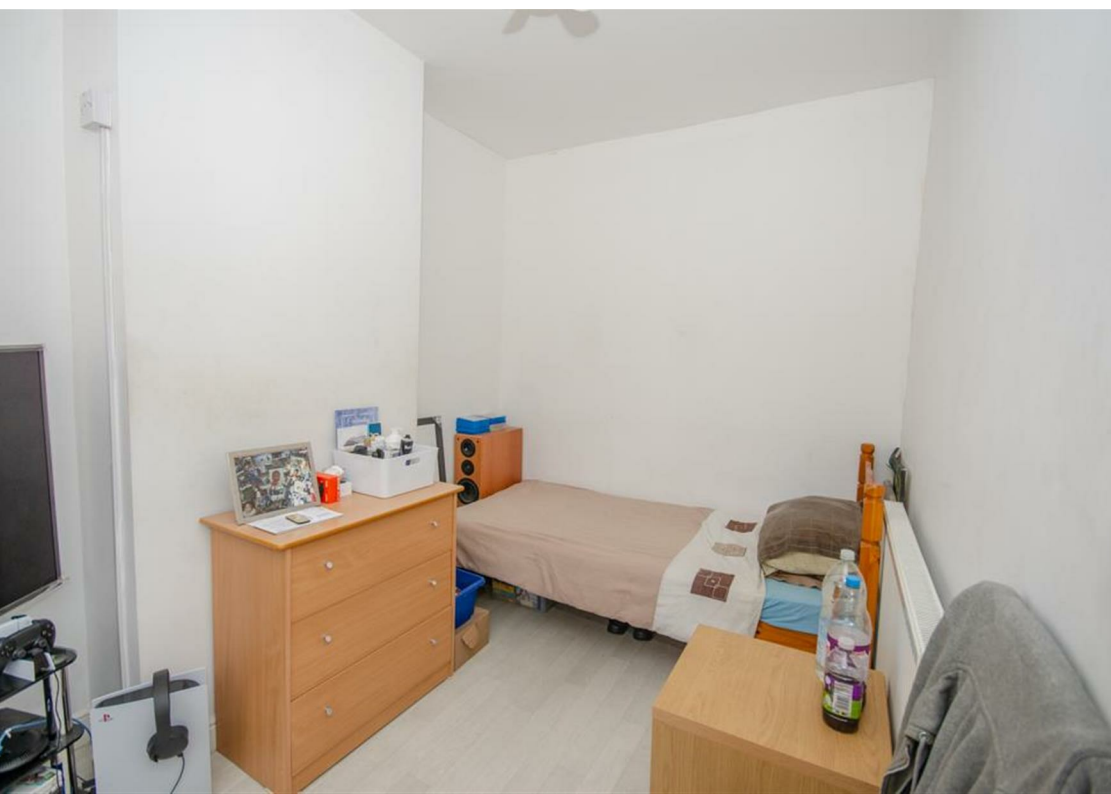
**\*\*SOUGHT-AFTER WHITEHALL LOCATION!!\*\*** This much-loved family home sits proudly on the border of Whitehall and Easton, offering generous living space across three well-designed floors. With three spacious double bedrooms, including a bright and airy loft room with en-suite and dormer window boasting rooftop views, this home ticks all the boxes.

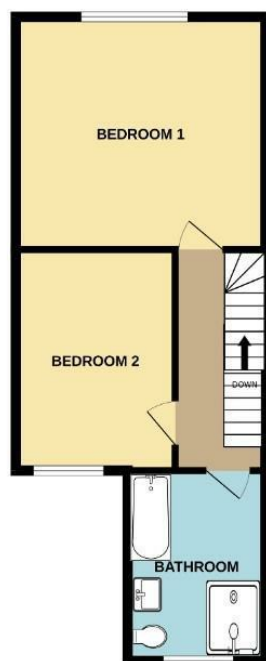
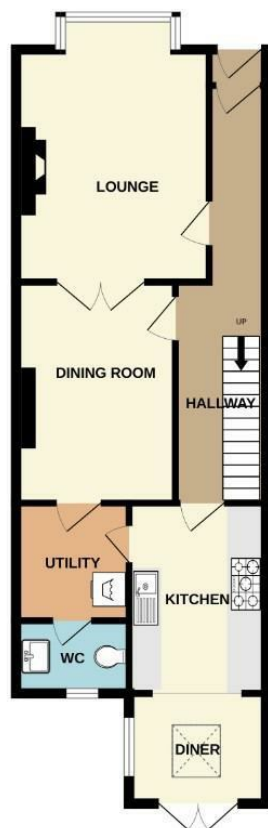
Downstairs, you'll find two welcoming reception rooms, a long kitchen-diner perfect for entertaining, and direct access to a sunny, east-facing garden, ideal for morning coffees or evening relaxation. The ground floor also features a handy utility room and WC, while the first floor hosts a large four-piece family bathroom.

Beautifully maintained throughout, the property offers a move-in-ready feel while still providing scope to add your own personal touches.

Don't miss out, get in touch to arrange your viewing today!







3 BED MID 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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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

**THINKING OF SELLING?** 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

## Viewing

Please contact our Hunters Easton Office on 0117 9522 939 if you wish to arrange a viewing appointment for this property or require further information.



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