



132 Rose Green Road, Whitehall, Bristol, BS5 7US

**GUIDE PRICE £315,000**

 **GOODCHILD**  
ESTATE AGENTS

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## PROPERTY OVERVIEW

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This three bedroom home offers exceptional potential throughout, with a fantastic balance of light and space and an elevated garden to make the most of those summer days. The property, in brief, offers an entrance hall to the front, a lounge, a kitchen breakfast room, and a downstairs bathroom, with the first floor including three bedrooms: two doubles and a single.

Externally, the property offers a tiered rear garden and patio, with on-street parking to the front. The property is conveniently located near Bristol city centre, with excellent transport links and access to motorways in the area, including the Bristol to Bath cycle path.

### SITUATION

Set in a convenient location, is this substantial three bedroom terraced property found within a reasonable distance of the Bristol to Bath cycle track and a varied range of shopping facilities, retail outlets supermarkets, cafes, takeaway outlets and pubs. This house is also close to Eastville Park, a popular parkland setting. Meanwhile the general area has a regular bus service into the city centre and there is straight forward main road access to J2 M32.

# KEY DETAILS

- Character Property
- 3 Bedrooms
- Sunny Elevated Garden
- 2 Reception Rooms
- Convenient Location

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Tenure: Freehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain (Currently Tenanted)

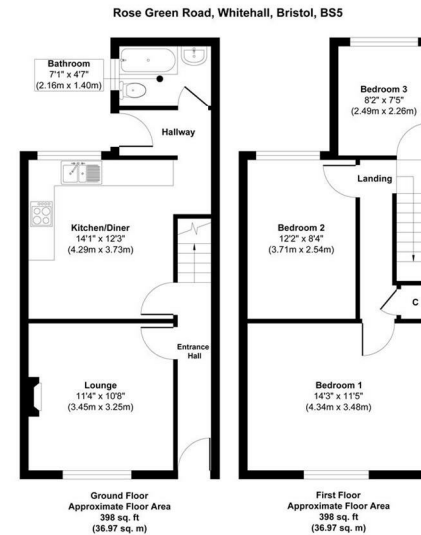
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Viewing: By appointment only



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Approx. Gross Internal Floor Area 796 sq. ft / 73.94 sq. m  
Excludes the identified spaces only. Measurements are approximate and to be used as a guide.  
Produced by Elementis Property



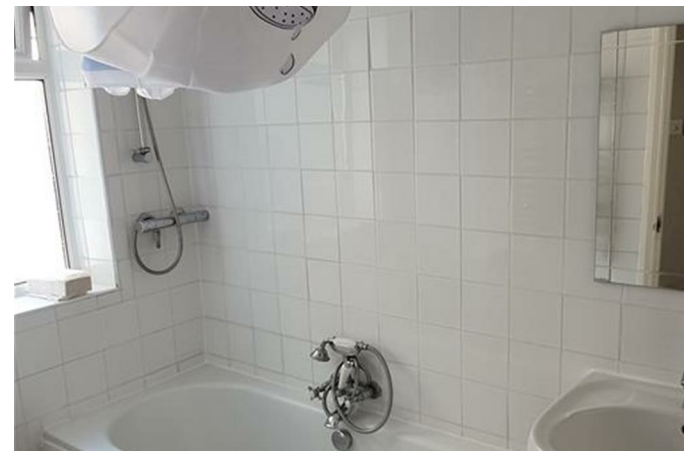
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**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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