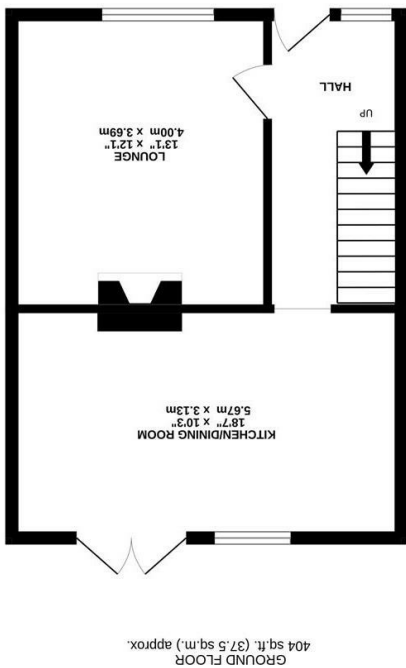
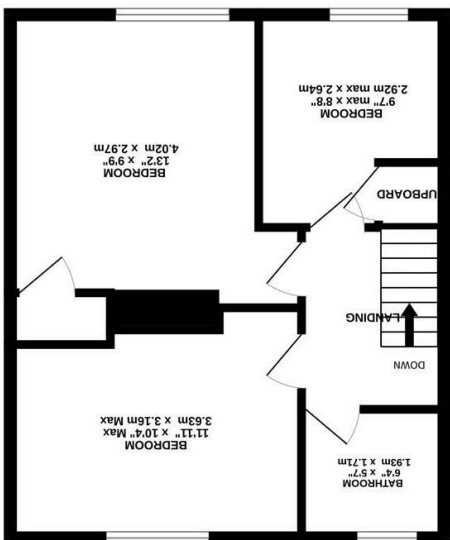




FLOOR PLAN



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.

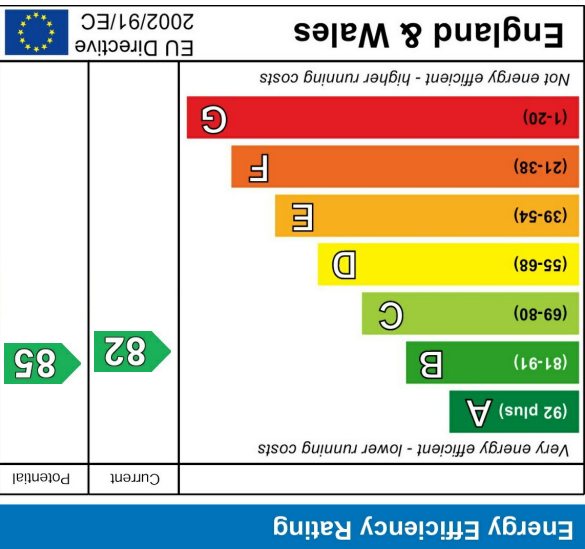
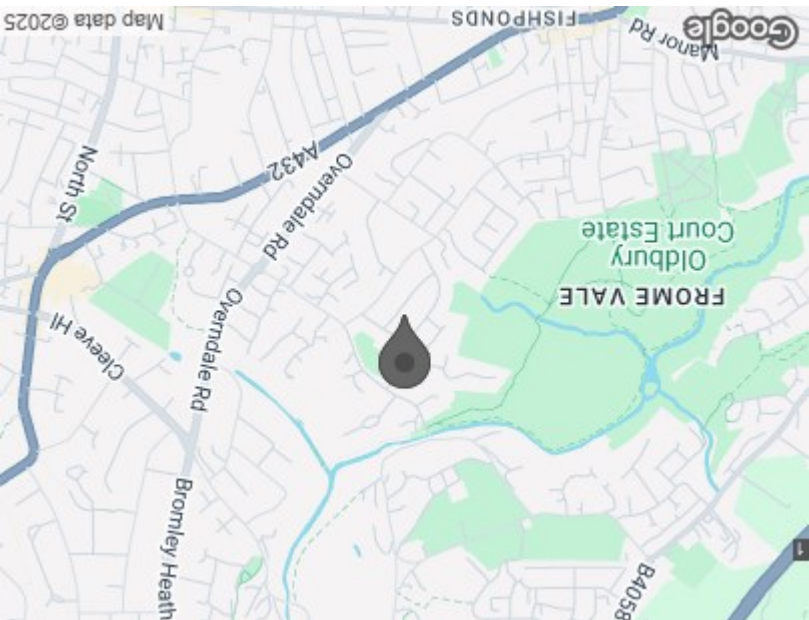


TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any errors, 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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AREA MAP



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



WHITTINGTON ROAD
FISHPONDS, BRISTOL, BS16 2PT
£325,000



3



1



1



B



Ground Floor

Hall

Lounge

13'1 x 12'1

Kitchen Dining Room

18'7 x 10'3

First Floor

Landing

Bedroom One

13'2 x 9'9

Bedroom Two

11'11 x 10'4

Bedroom Three

9'7 max x 8'8

Family Bathroom

6'4 x 5'7

External

Off Road Parking

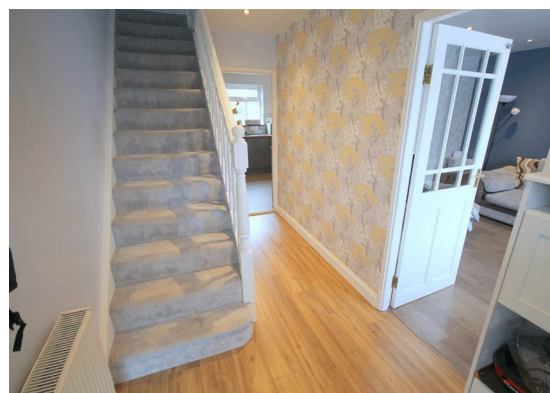
Garage

15'5" x 7'1"

Garden

Utility Store

11'3" x 5'5"



Welcome to this three bedroom end terrace house located on Whittington Road in the sought-after area of Fishponds. The house is well presented throughout, ensuring a warm and inviting atmosphere as soon as you step inside. The ground floor comprises a welcoming hallway and a spacious lounge. A large double-glazed window floods the room with natural light and a multi-fuel burner set into the chimney breast is perfect for cosy evenings in.

To the rear is a fabulous open plan kitchen dining room, perfect for entertaining guests or enjoying family meals together. The kitchen has a range of wall and base units with Shaker style doors in contrasting colours; wooden work tops and accent lighting lend a contemporary feel. Integrated appliances include a dishwasher, induction hob, oven and extractor plus space for fridge freezer.

To the first floor are three bedrooms, two of which are well proportioned double with the largest boasting a useful storage cupboard. The sleek family bathroom has a modern white three piece suite with a mains plumbed shower over the bath. Externally the garden has a paved patio, a decked terrace and an area laid to lawn. A brick built store offers space and plumbing for a washing machine and tumble dryer. Furthermore, the off-road parking and garage offer practicality and convenience for homeowners with vehicles, ensuring that parking is never a hassle. For those environmentally conscious buyers, the property features solar panels and an electric car charger, making it convenient for eco-friendly transportation options.

Situated close to the picturesque Frenchay Common and the beautiful Oldbury Court Estate, nature lovers will appreciate the tranquil surroundings and outdoor recreational opportunities that these green spaces offer. Additionally, the proximity to the outstanding rated Frome Vale Academy makes this property ideal for families with school-aged children.

