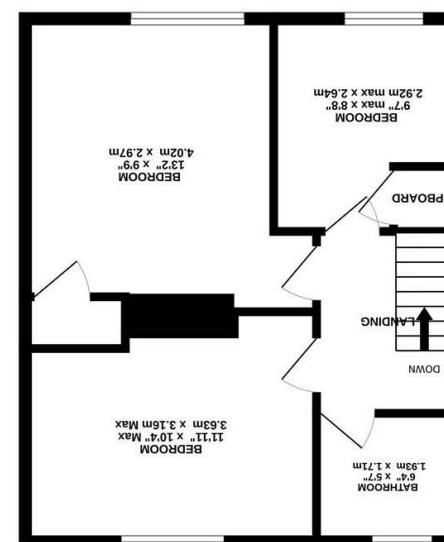
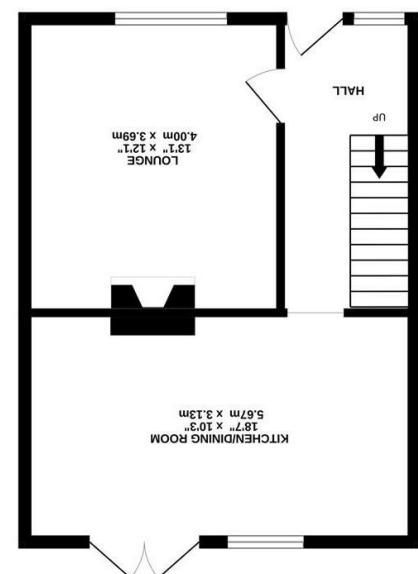


AREA MAP

Whist every attempt has been made to ensure the content of these statements is accurate, measurements
TOTAL FLOOR AREA: 855 sq ft (265 sq m) approx.



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

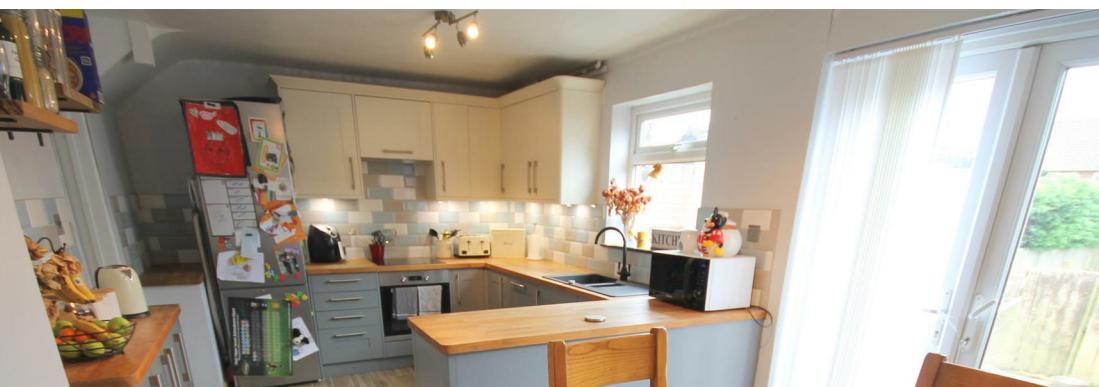


404 sq. ft. (37.5 sq.m.) approx.



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





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.

