



## 102 Whitecross Avenue, Bristol, BS14 9JE

**£385,000**

Located in a peaceful area with easy access to local amenities and walking routes, this immaculate semi-detached property is now available for sale. Ideal for families, this home boasts three bedrooms, including two double bedrooms and a single bedroom.

As you step inside, you'll be greeted by a porch leading into the hallway, well-presented interior with a stunning refitted open plan kitchen dining room with French doors leading to the rear garden. The kitchen features solid oak worktops and integrated appliances, perfect for cooking and entertaining.

The property also includes a spacious sitting room, ideal for relaxing or hosting guests. Outside, you'll find a good-sized garden which has been well maintained with a patio and large area laid to lawn side access gate and enclosed by fencing, a large drive, and a garage providing ample space for parking and storage.

With an EPC rating of C and council tax band C, this home offers both comfort and practicality. Don't miss the opportunity to make this property your new family home. Contact us today to arrange a viewing and experience the charm of this lovely property firsthand.

## Porch

### Entrance Hall



## Kitchen Area



## Sitting Room

14'3" x 10'6" (4.35 x 3.21)



## Dining Area



## Kitchen / Dining Room

20'3" x 16'10" (6.18 x 5.14)

## First Floor Landing



### Bedroom One

14'4" x 10'4" (4.37 x 3.15)



### Bathroom

6'6" x 5'5" (2.00 x 1.66)



### Bedroom Two

10'9" x 9'10" (3.28 x 3.00)



### Outside



### Garage

24'10" x 9'3" (7.57 x 2.84)

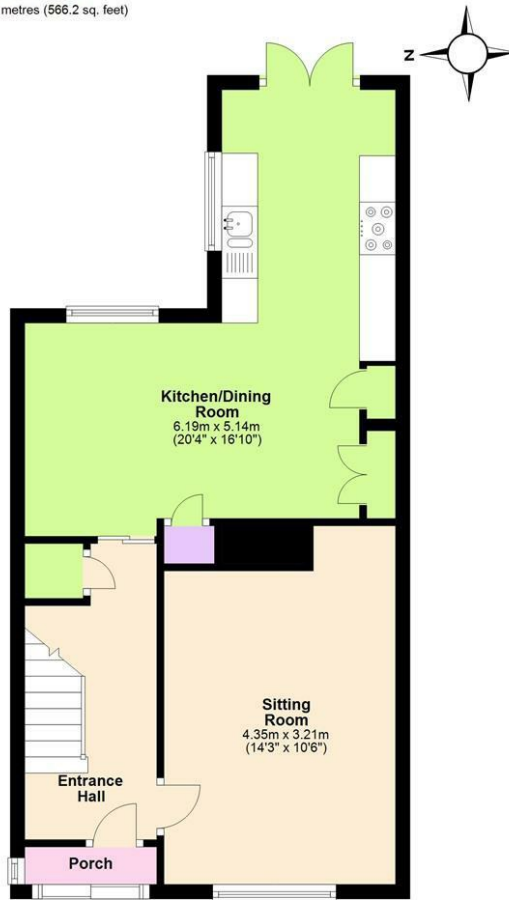
### Bedroom Three

9'10" x 6'11" (3.02 x 2.12)

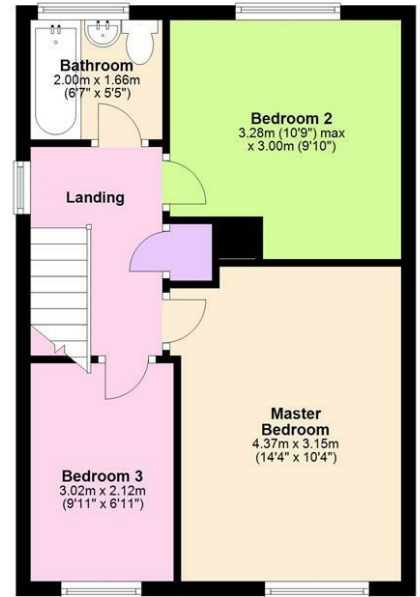


## Floor Plan

**Ground Floor**  
Approx. 52.6 sq. metres (566.2 sq. feet)

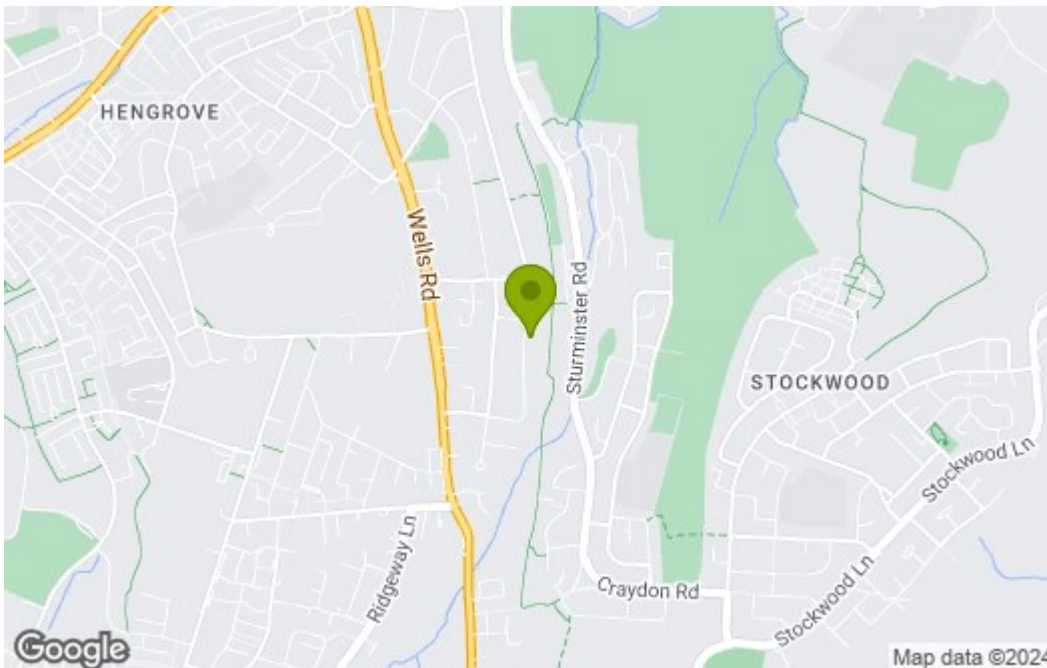


**First Floor**  
Approx. 39.9 sq. metres (429.3 sq. feet)



Total area: approx. 92.5 sq. metres (995.5 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</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	

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