



## 100 Whitecross Avenue, Bristol, BS14 9JE

**£375,000**

Presenting a superb semi-detached property, currently listed for sale. It's a perfect dwelling place for families, offering three splendid bedrooms. Two of these bedrooms are generous doubles, providing ample space for relaxation, while the third bedroom is a comfortable single room.

This property has several unique features that are sure to appeal to prospective buyers. Among these are a convenient garage and parking facilities for up to four vehicles, eliminating any concerns about vehicle storage and security. Another outstanding feature is the property's fabulous large garden, a real delight for gardening enthusiasts. There's plenty of space available for a vegetable plot, allowing for homegrown produce and the enjoyment of outdoor activities.

The property has an added porch to the front, sitting room which leads onto the generous kitchen / dining room with an extension to the rear providing additional living space which would make an ideal play room or snug. It is also worth noting that there is no onward chain associated with this sale, offering ease and simplicity in the purchasing process.



### Entrance Porch



### Family Room / Snug / Playroom

8'9" x 8'7" (2.68 x 2.62)



### Sitting Room

16'10" x 14'3" (5.14 x 4.36)



### First Floor Landing



### Kitchen / Dining Room

16'10" x 10'9" (5.14 x 3.28)



### Bedroom One

14'4" x 10'5" (4.37 x 3.19)



### Utility





### Bedroom Two

10'9" x 10'3" (3.28 x 3.14)



### Bedroom Three

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



### Bathroom

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



### Outside



### Garage

19'10" x 8'5" (6.05 x 2.57)

### Garden Photo 1



### Garden Photo 2





Garden Photo 3



Garden Photo 4



Garden Photo 5

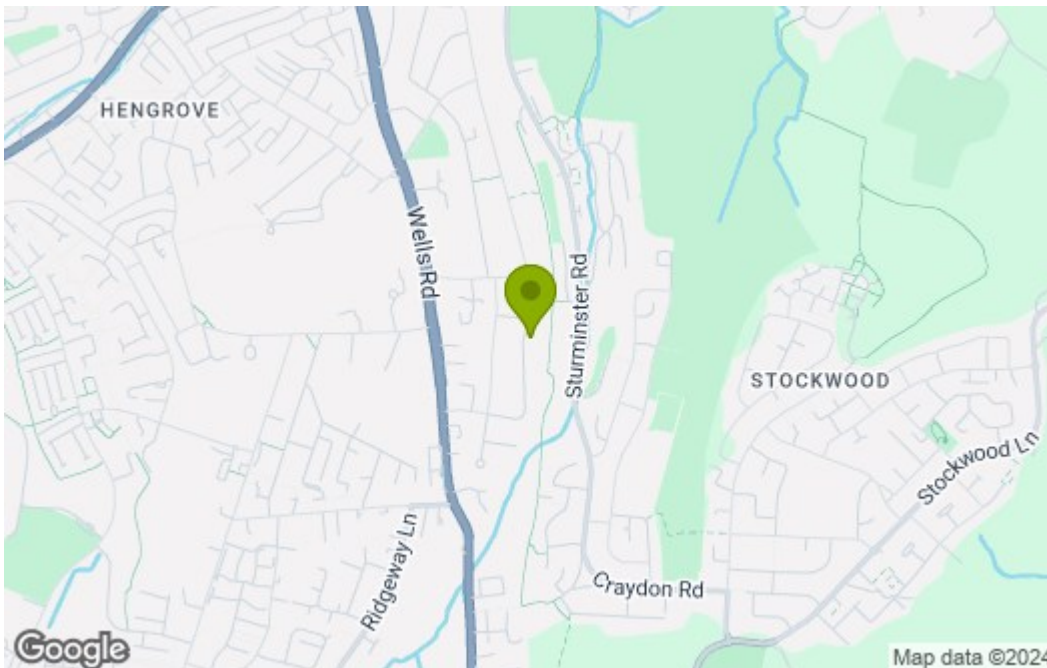


## Floor Plan

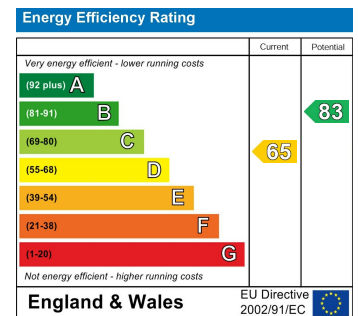


Total area: approx. 92.1 sq. metres (991.3 sq. feet)  
**100 Whitecross Ave, Bristol**

## Area Map



## Energy Efficiency Graph



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