



MAGGS
& ALLEN

23 WOODCROFT AVENUE
WHITEHALL, BRISTOL, BS5 9AS
Offers In The Region Of £445,000

An extended and fully refurbished three-bedroom Victorian terraced property, situated in an extremely popular location close to Whitehall Primary School and St George Park. Offered with no onward chain.

Property Details

Having undergone a full refurbishment, 23 Woodcroft Avenue offers spacious and contemporary accommodation, situated in one of Bristol's most popular locations for young families.

The ground floor enters through new composite grey front door into a vestibule with ornate cornicing and period light fitting, and in turn into a hallway with stairs to first floor and under-stairs WC. A bay-windowed front lounge with new electric fireplace, open-plan leading to a second reception room and further to what could be an excellent office space with patio doors leading to the garden. Completing the ground floor is a newly-fitted kitchen/breakfast room fitted with a range of white base and wall-mounted units and some integrated appliances.

The first floor features three bedrooms, all of which are a good size and including a bay-windowed master bedroom at the front of the property. A three-piece bathroom with shower-over-bath completes this level.

Externally, there is a West-facing courtyard garden to the rear, and to the front a small patio space.

Offered to the market with no onward chain. Please call us today to arrange a viewing.

Schools

Whitehall Primary School approx. 0.09 miles

The City Academy Bristol approx. 0.3 miles

Redfield Educate Together Primary Academy approx. 0.3 miles

St Patrick's Catholic Primary School approx. 0.4 miles

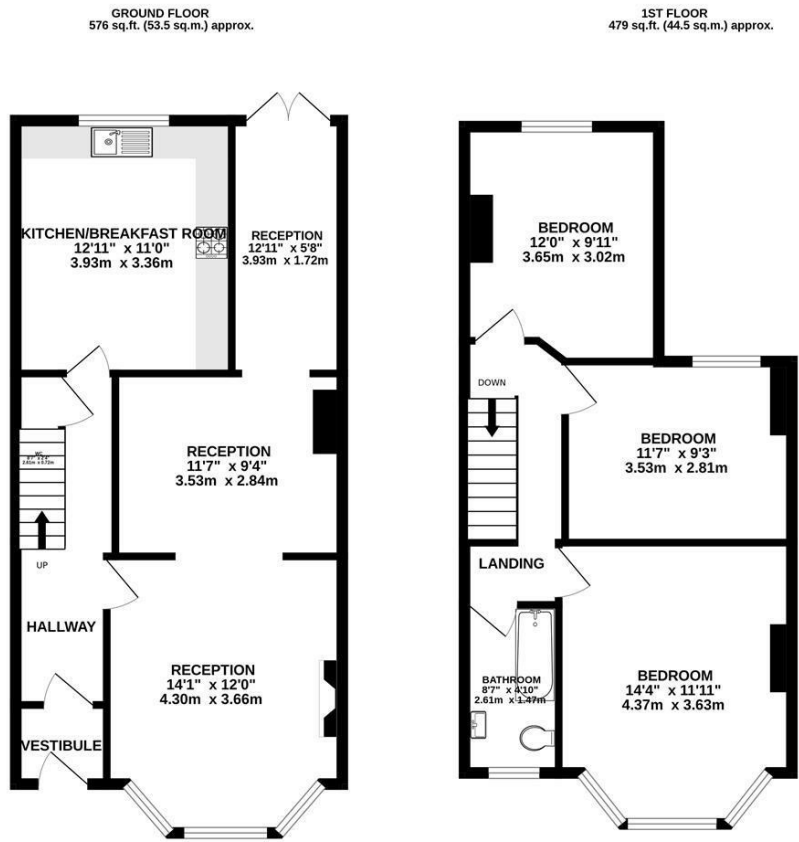
Location

The property is situated on Woodcroft Avenue off Westminster Road in Whitehall. The 'Outstanding' Ofsted rated Whitehall Primary School is at the end of the road, and the beautiful open space of St Georges Park is within walking distance.

Nearby Easton boasts a wealth of independent businesses, including the incredibly café 'Garden of Easton' amongst others.

Public transport links are plentiful within the area, and the M32 sits a short distance away for those needing to commute in and out of Bristol.





TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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- A fully refurbished three-bedroom Victorian terrace
- Significantly extended, creating sizeable living spaces
- Three well-sized bedroom
- Brand new kitchen with contemporary design
- Private courtyard rear garden
- Brand new bathroom to first floor, and separate ground floor WC
- Some wonderful period features retained
- In a popular location with highly regarded schools nearby
- No onward chain

Guide Price: £445,000

Tenure: Freehold

Council Tax Band: B

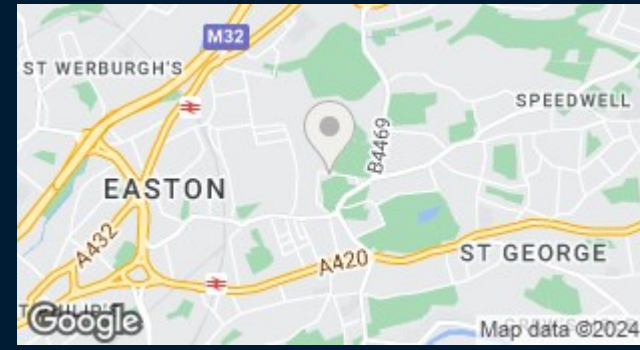
EPC Rating: C

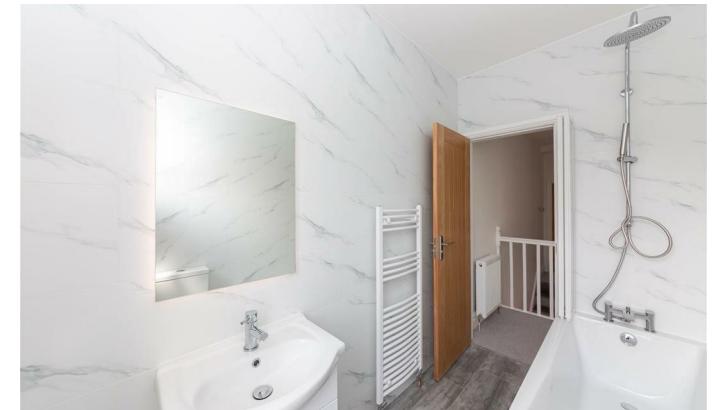
Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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