



**MAGGS
& ALLEN**

**1 STRETFORD ROAD
WHITEHALL, BRISTOL, BS5 7AW
Asking Price £395,000**

A three-bedroom, two-reception room end-terrace property located in a popular location close to St. George's Park. Offered to the market with no onward chain.

Property Details

The property is typical of a Victorian residence, with well-sized rooms throughout.

Entered into a welcome hallway with under-stairs storage space and providing access to the principal rooms on the ground floor. The front reception room is a bay-windowed space benefitting from a sunny aspect. Sat adjacent is a sizeable dining room with patio doors leading to the garden, and semi-open plan to a fully-fitted kitchen at the rear of the property. The kitchen is fitted with a range of base and wall-mounted units and is well-sized and laid out.

Ascending to the first floor, you will find two comfortable bedrooms, including a bay-windowed master bedroom to front, a single bedroom at the rear, and a modern bathroom fitted with a three-piece suite.

Externally is a courtyard garden which is a blank canvas presently, ready to have someone put their stamp on it.

Offered with no onward chain. Call us today to arrange a viewing.

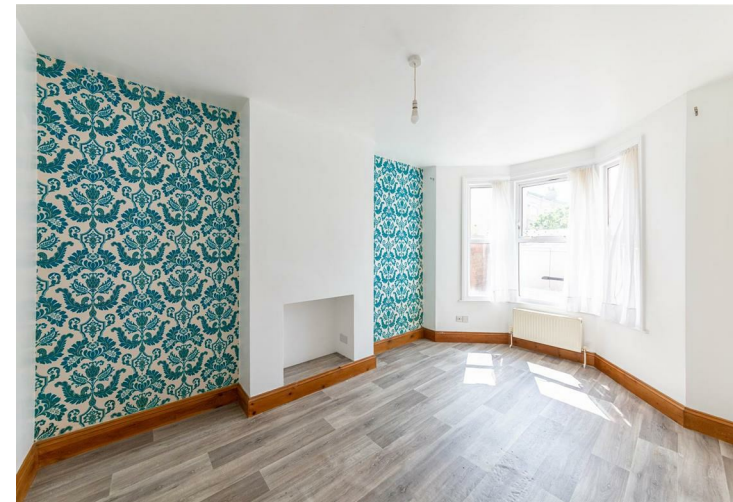
Location

Located on a quiet road yet near major transport links, this is a great spot.

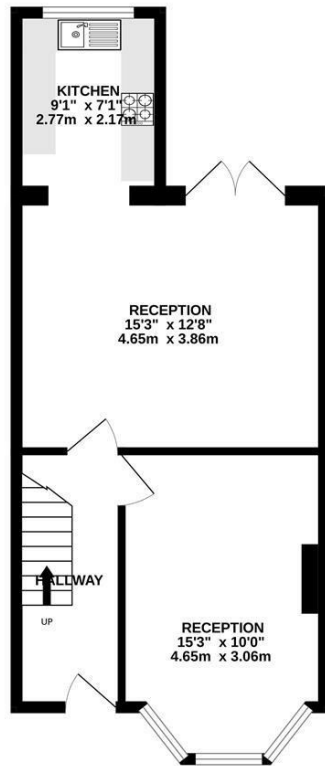
The 'Outstanding' Ofsted rated Whitehall Primary School is a short walk away, as is the popular St. George's Park - a beautiful open green space.

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

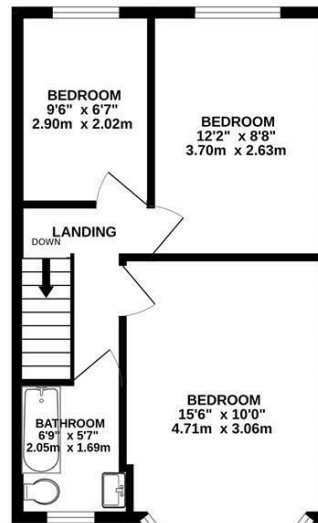
Public transport links are plentiful within the area, and the M32 sits a short distance away for those needing to commute in and out of Bristol.



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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- Three bedrooms including two double rooms
- Two reception rooms, including an spacious open-plan kitchen/diner
- Located in a very popular location
- Courtyard garden to rear
- Offered with no onward chain
- Modern bathroom

Guide Price: £395,000

Tenure: Freehold

Council Tax Band: B

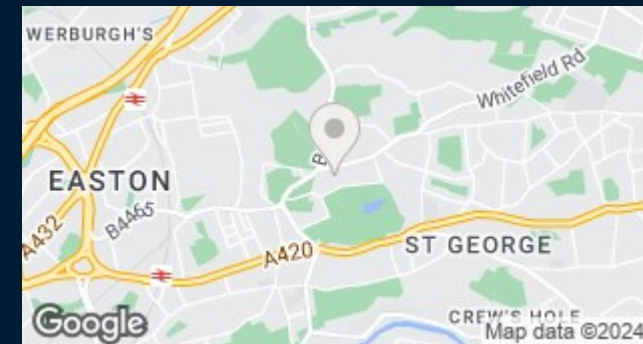
EPC Rating: E

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.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW
0117 949 9000
www.maggsandallen.co.uk | agency@maggsandallen.co.uk



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