



Kilbirnie Road, Whitechurch

£350,000

- **Three Bedroom Semi-Detached Home**
- **Lounge/Diner**
- **Ground Floor Cloakroom**
- **Front & Rear Gardens**
- **Side Access**

- **UPVC Double Glazing & Gas Central Heating**
- **Driveway & Garage Providing Off Street Parking**
- **Garden Summer House**
- **Local Amenities**
- **Energy Rating – E**

Situated in a popular part of Whitchurch, this well-presented three-bedroom semi-detached home offers practical family accommodation with a flexible layout and the benefit of off-street parking and a garage.

The ground floor centres around a spacious lounge/diner, filled with natural light and opening directly onto the rear garden via patio doors. This space works well for both everyday living and entertaining. The kitchen flows directly into the living room via a single doorway. Also on the ground floor is a third bedroom, ideal as a guest room, home office or additional living space, along with a useful cloakroom. The property is heated by a gas combination boiler.

Upstairs, there are two well-proportioned double bedrooms and a family bathroom with a shower over the bath.

Outside, the rear garden offers a secluded level of privacy and features a decking area, a summer house and a pond with a waterfall, making it ideal for alfresco dining. The front garden adds to the overall kerb appeal, while the private driveway and garage provide convenient parking and storage.

The location is particularly well suited to families, with Bridge Farm Primary School and Sunshine Preschool within walking distance, along with local shops, parks, pubs and bus routes close by.

An attractive, well-located home offering versatile living space and good outdoor amenities.

Lounge/Diner 20'9" x 11'11" (6.33 x 3.64)

Kitchen 12'9" x 7'9" (3.89 x 2.37)

Ground Floor Cloakroom 6'9" x 3'1" max (2.08 x 0.95 max)

Bedroom One 14'3" x 12'1" (4.36 x 3.70)

Bedroom Two 11'6" max x 9'9" max (3.52 max x 2.98 max)

Bedroom Three 10'2" x 6'7" (3.11 x 2.03)

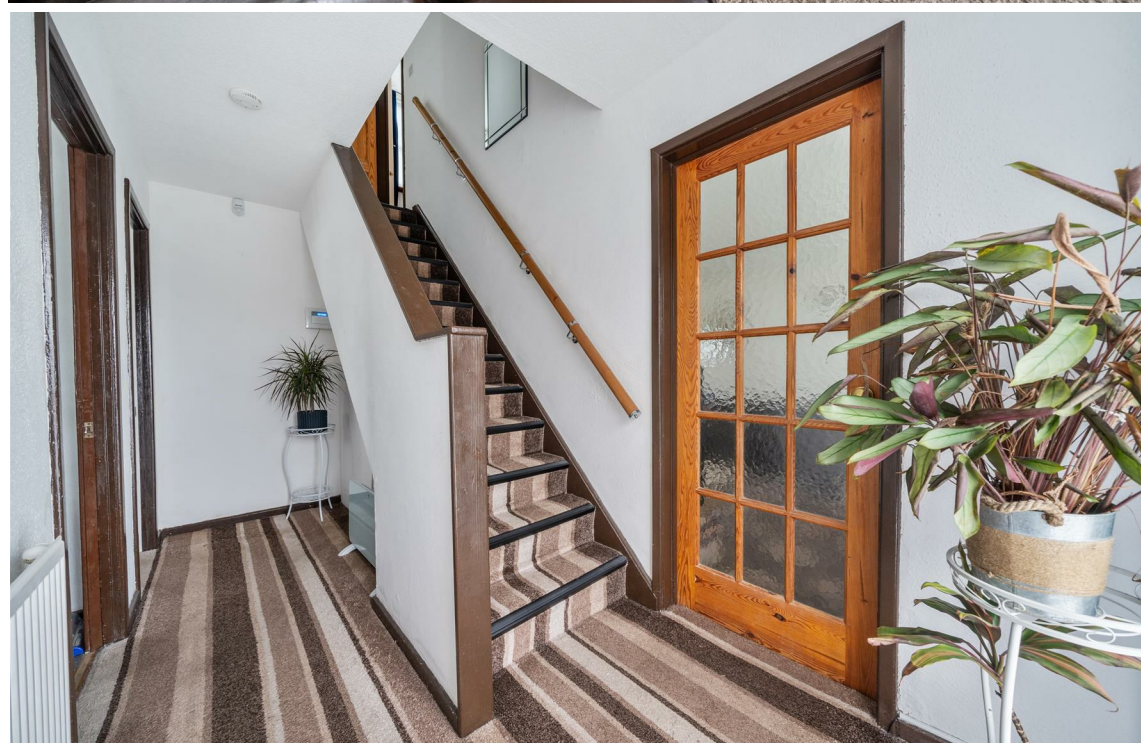
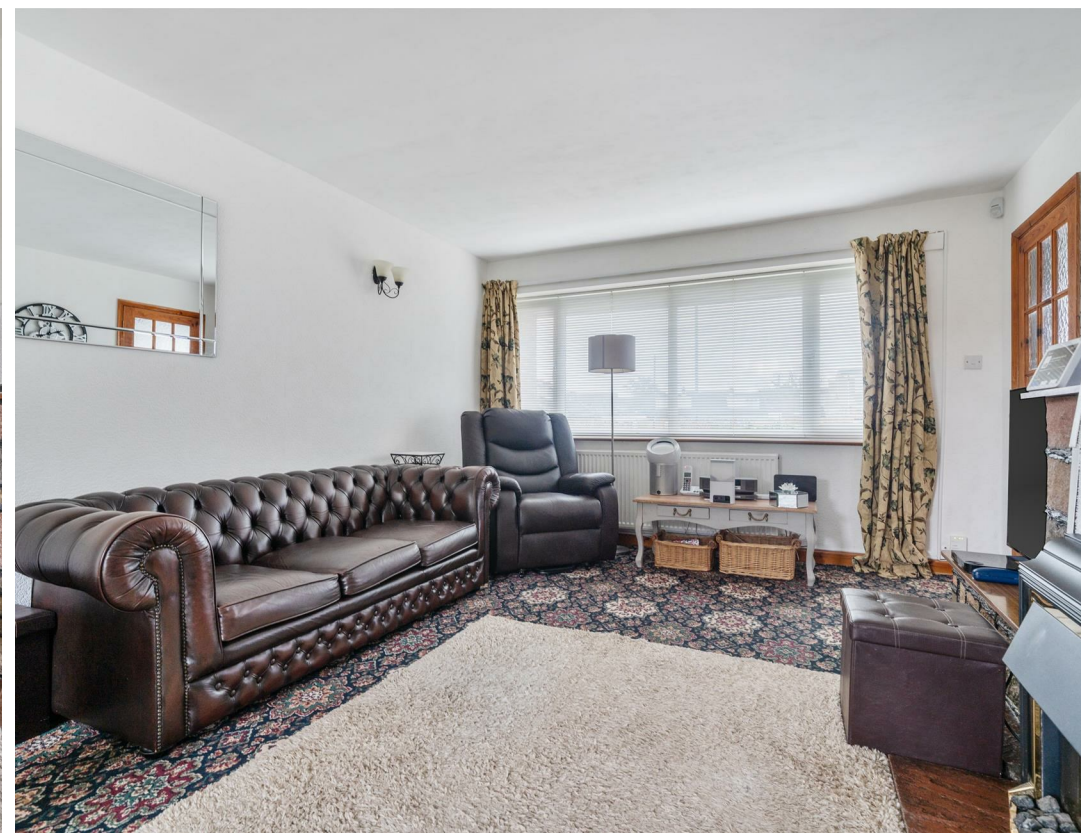
Bathroom 6'8" x 5'5" (2.04 x 1.67)

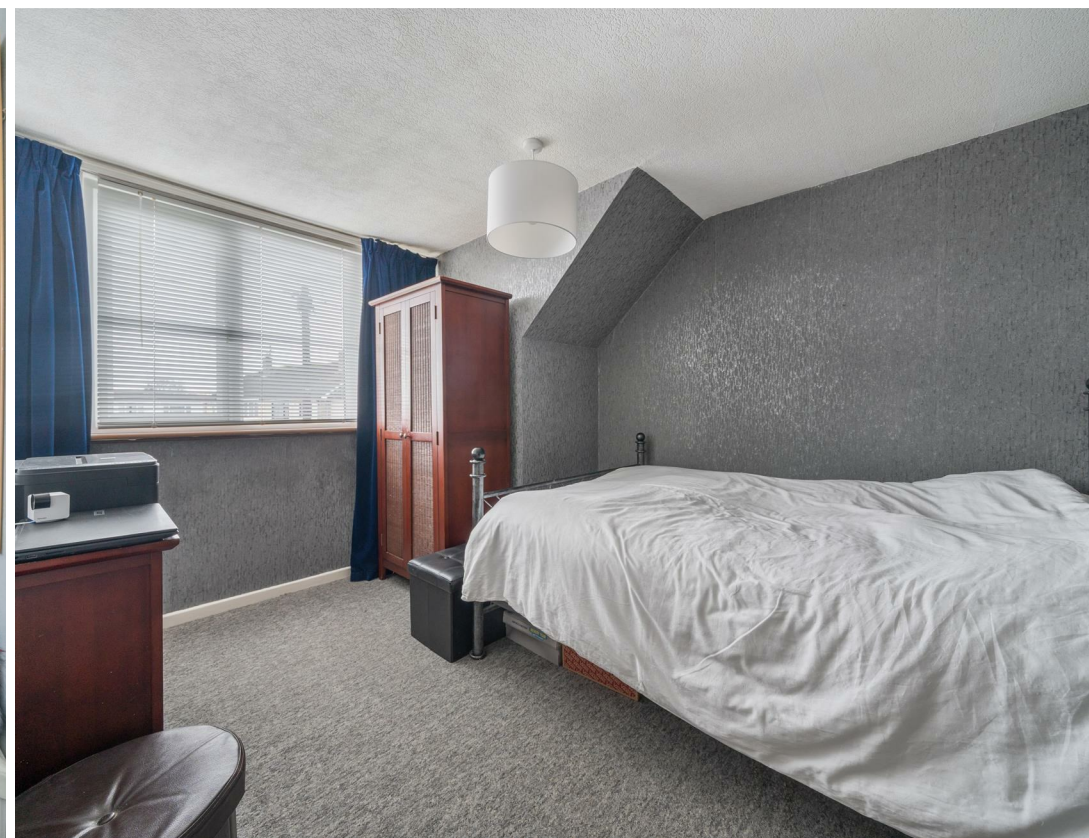
Garage 17'9" x 8'0" (5.42 x 2.45)

Tenure - Freehold

Council Tax Band - D











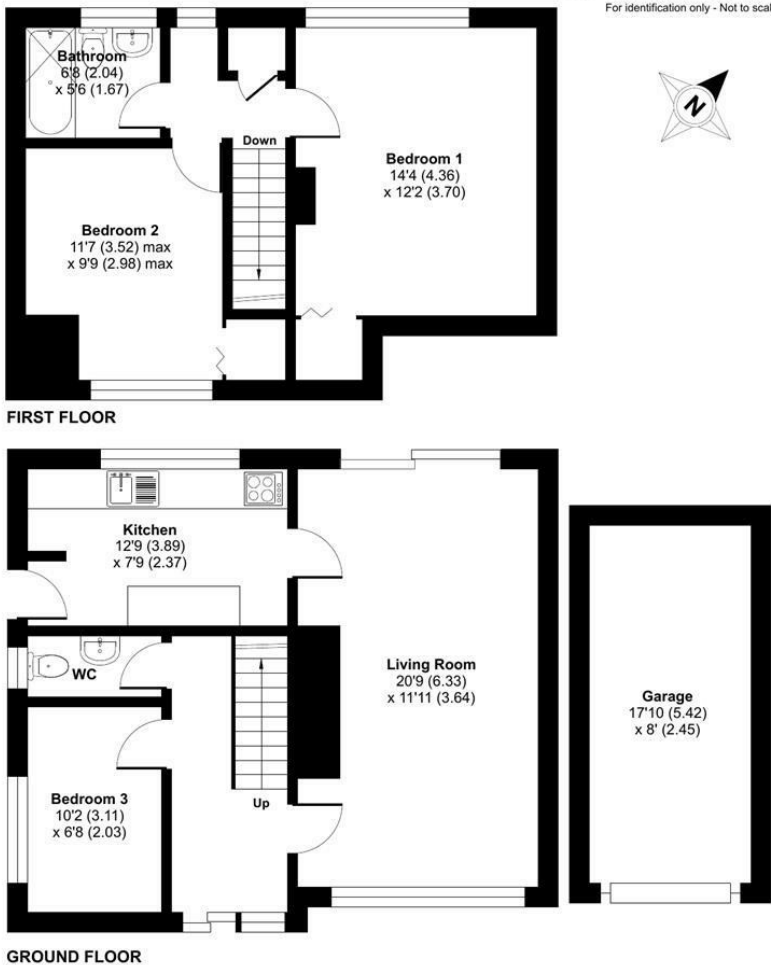
Kilbirnie Road, Bristol, BS14

Approximate Area = 951 sq ft / 88.3 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1094 sq ft / 101.5 sq m

For identification only - Not to scale

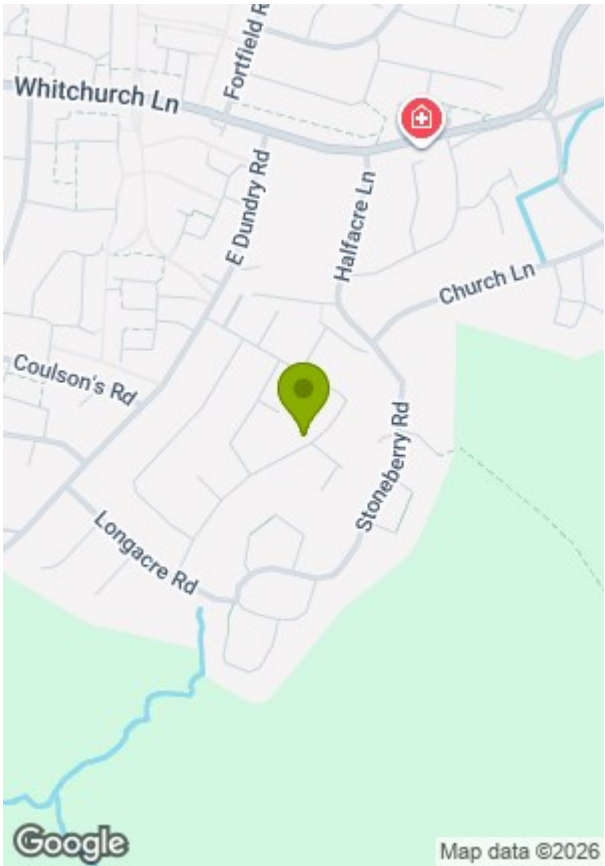


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1397201

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(9-20) F		
(1-8) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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