



9 Gerrish Avenue, Whitehall
£400,000





9 Gerrish Avenue

Whitehall, Bristol

Council Tax band: B

Tenure: Freehold

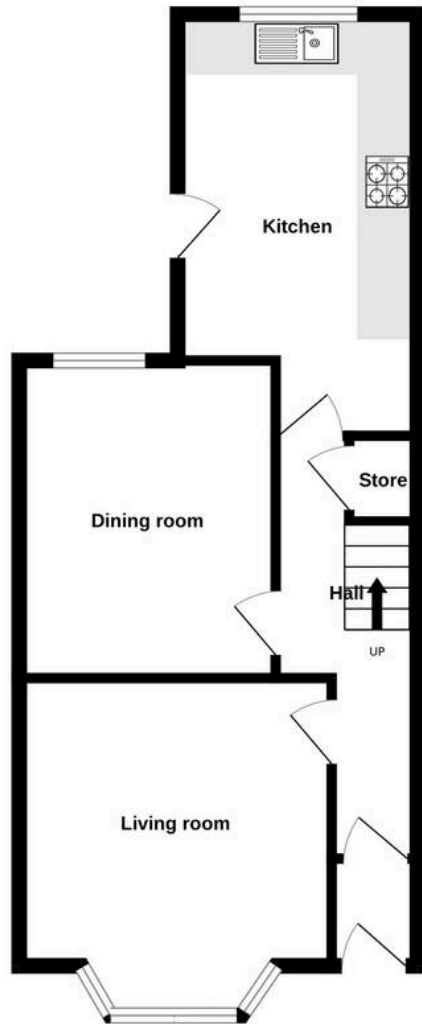
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

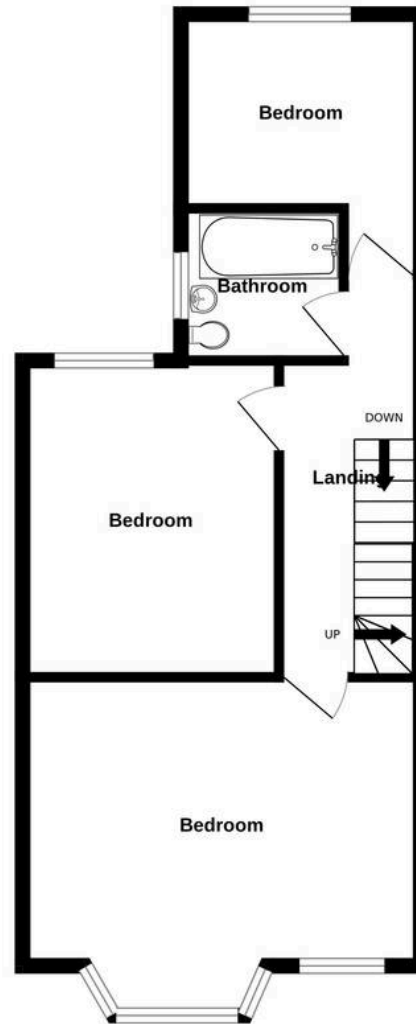
- **Period Character:** Stripped wood floors, high ceilings, and beautiful feature fireplaces.
- **Loft Potential:** A structural conversion already in place—just needs finishing to create a large fourth bedroom with en-suite.
- **Dual Living Space:** Separate lounge and dining rooms offer plenty of room for family life or a home office.
- **Large Kitchen:** Bright and functional with a range cooker and direct garden access.
- **Private Garden:** A tiered, low-maintenance outdoor space with plenty of privacy.
- **Three First-Floor Bedrooms:** Well-presented and spacious sleeping quarters.
- **Prime Location:** Quiet residential street close to local amenities and great transport links.



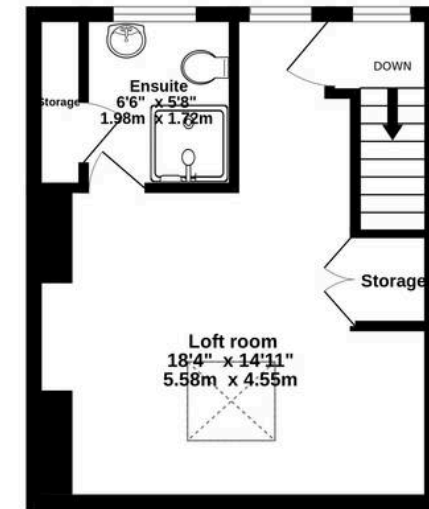
Ground Floor
467 sq.ft. (43.4 sq.m.) approx.



First Floor
467 sq.ft. (43.4 sq.m.) approx.



2nd Floor
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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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