GREENWOODS property centre

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East Dundry Road, Whitchurch **£350,000**

- **Energy Rating - D**
- **Lounge/Diner**
- **Ground Floor Cloakroom**
- **Close to Local Amenities**
- **Three Bedroom Link Detached Home**
- **Garage & Driveway Providing Off Street Parking**
- **Family Shower Room**
- **Lovely Rear Garden**

Nestled on a sought-after road in Whitchurch, this cosily presented family residence is conveniently positioned within a short stroll of the outstanding Bridge Farm Primary School and Sunshine Pre-School. Hengrove Leisure Centre and Imperial Retail Park, featuring an array of shops, are just a short drive away. The area is well served by local bus routes and is in close proximity to pubs, parks, and a variety of amenities.

The property boasts a well-planned layout, featuring an inviting entrance hallway, a practical ground floor cloakroom, and a generously proportioned lounge/diner with patio doors that open onto the rear garden. The kitchen leads to a large attached garage, offering off-street parking, storage, or potential for conversion.

On the first floor, you'll find three well-sized bedrooms, two of which have built-in wardrobes, all thoughtfully arranged for comfort, alongside a conveniently appointed family shower room. Additional benefits include gas central heating, energy-efficient uPVC double glazing, off-street parking, and a generously sized garage.

Living/Dining Room 18'0" max x 16'0" max (5.51 max x 4.89 max)

Kitchen 12'9" x 8'6" (3.89 x 2.60)

Ground Floor Cloakroom

Bedroom One 15'11" max x 10'5" max (4.87 max x 3.18 max)

Bedroom Two 13'7" x 8'10" (4.16 x 2.71)

Bedroom Three 9'9" x 6'7" (2.98 x 2.03)

Tenure - Freehold

Council Tax Band - D



























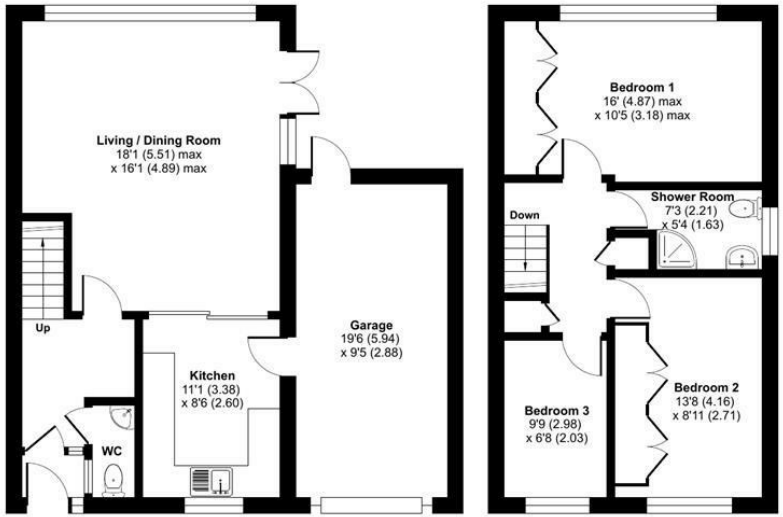


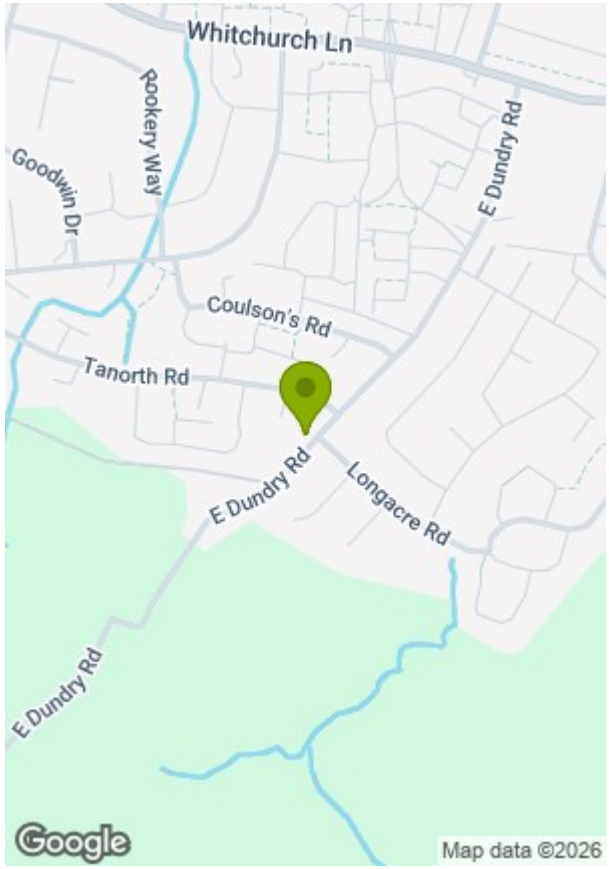
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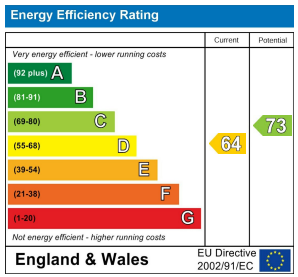
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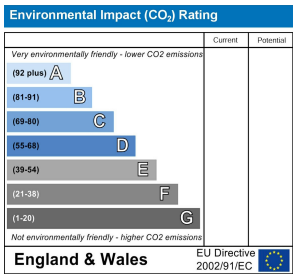
East Dundry Road, Bristol, BS14

Approximate Area = 952 sq ft / 88.4 sq m
Garage = 184 sq ft / 17 sq m
Total = 1136 sq ft / 105.4 sq m
For identification only - Not to scale









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