



Tanorth Road, Whitchurch

£295,000

- **Energy Rating - F**
- **Three Bedrooms**
- **Ground Floor Cloakroom**
- **Conservatory**
- **End Of Terrace House**
- **Large Living / Dining Room**
- **South Facing Rear Garden**
- **No Onward Chain**

Set on Tanorth Road in the ever popular area of Whitchurch, this three bedroom end of terrace home offers a fantastic balance of space, practicality and potential, all with the added benefit of no onward chain.

At the heart of the home is a generous living and dining room, a really sociable space that works just as well for everyday family life as it does for entertaining. Patio doors open directly onto a south facing rear garden, allowing natural light to pour in and creating that all important connection between inside and out. From the rear of the property, there are lovely views towards Dundry, adding a real sense of openness to the setting. A conservatory provides even more flexible living space, ideal as a second sitting area, playroom or a place to simply relax.

The kitchen is well positioned and complemented by a useful store room, while a ground floor cloakroom adds everyday convenience.

Upstairs, you will find three well proportioned bedrooms along with a family bathroom, offering comfortable accommodation for families, first time buyers or those looking for a bit more space.

Outside, the south facing garden is a real highlight, perfect for enjoying the sun throughout the day. To the front, a driveway provides valuable off street parking.

Offered with no onward chain, this is a straightforward move and a great opportunity to secure a well located home in a popular part of Whitchurch.

Living / Dining Room 23'6" x 10'11" (7.17 x 3.33)

Kitchen 8'10" x 7'9" (2.71 x 2.37)

Store 8'8" x 4'5" (2.66 x 1.35)

Conservatory 8'5" x 5'2" (2.57 x 1.60)

Bedroom One 12'2" x 10'11" (3.73 x 3.35)

Bedroom Two 11'3" x 11'1" (3.44 x 3.40)

Bedroom three 9'1" x 8'7" (2.78 x 2.62)

Bathroom 8'7" x 5'1" (2.63 x 1.57)

Tenure Status - Freehold

Council Tax - Band C

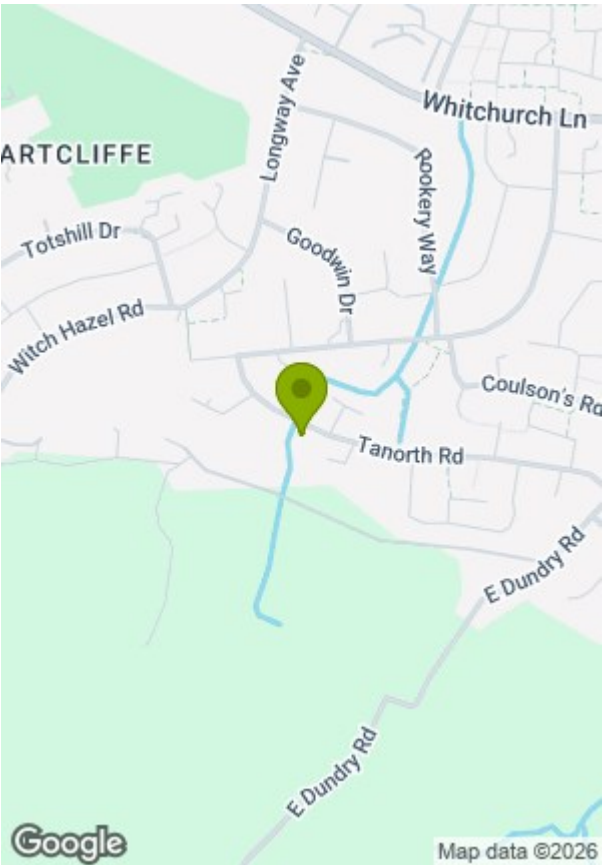




Tanorth Road, Bristol, BS14

Approximate Area = 1123 sq ft / 104.3 sq m

For identification only - Not to scale



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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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