



Maplestone Road, Bristol

, BS14 0HH

£360,000



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Maplestone Road, Bristol

DESCRIPTION

This three-bedroom semi-detached house is For Sale in Whitchurch, Bristol, offering well-planned accommodation in a location convenient for families.

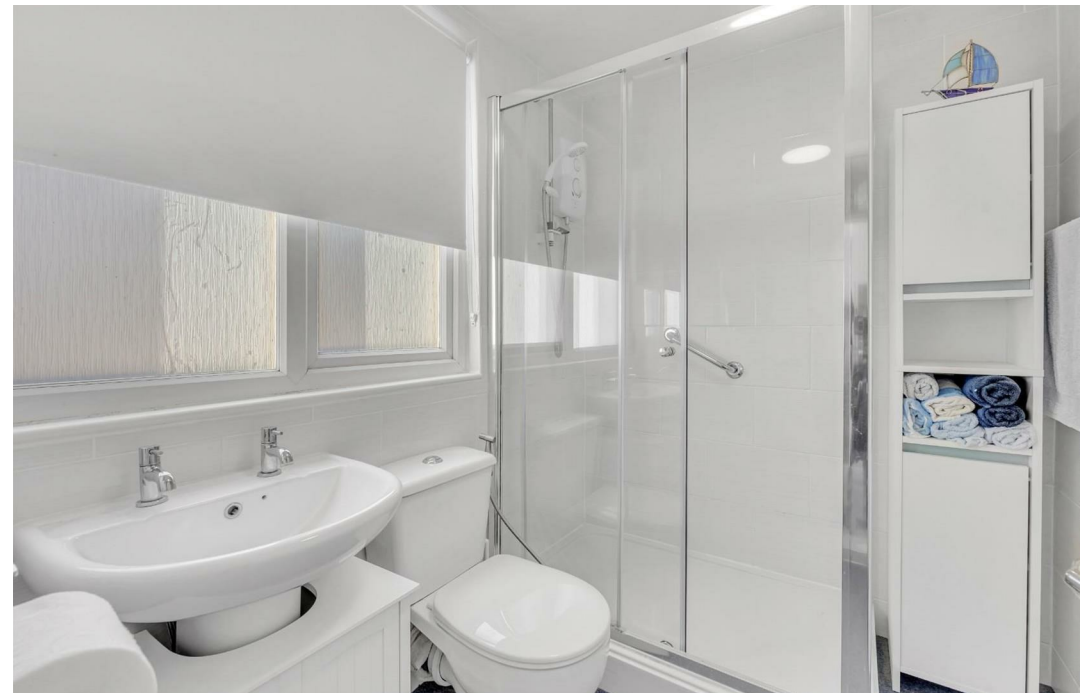
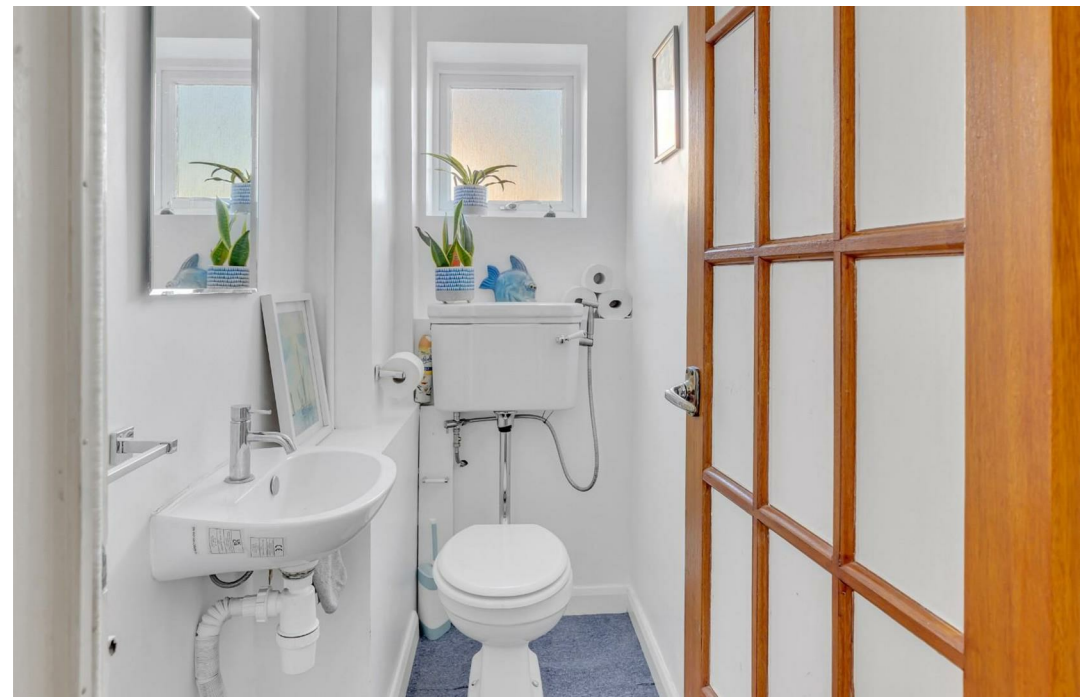
The ground floor comprises an entrance porch leading through to an entrance hall, a light and airy lounge to the front, and a large conservatory to the rear with access to the enclosed rear garden. There is a separate kitchen and a versatile third bedroom, which can also be used as a dining room. A ground floor W/C adds further practicality. The first floor provides two double bedrooms, one with access to eave storage, and a first-floor shower room.

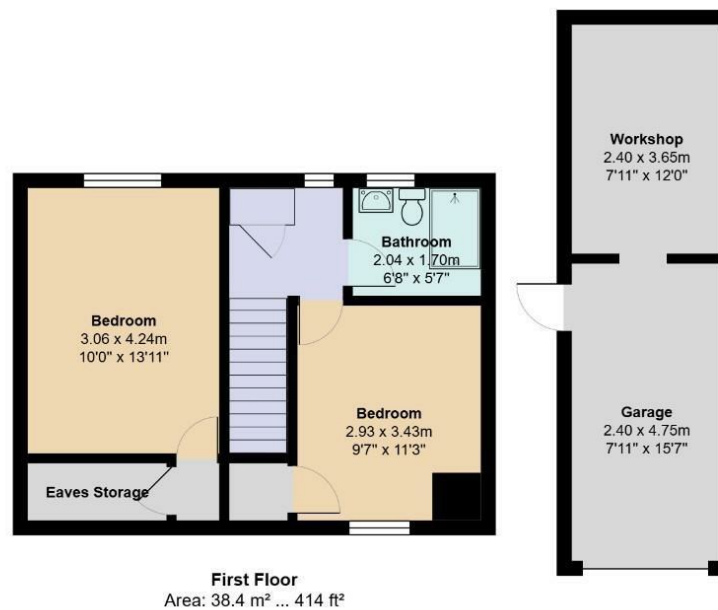
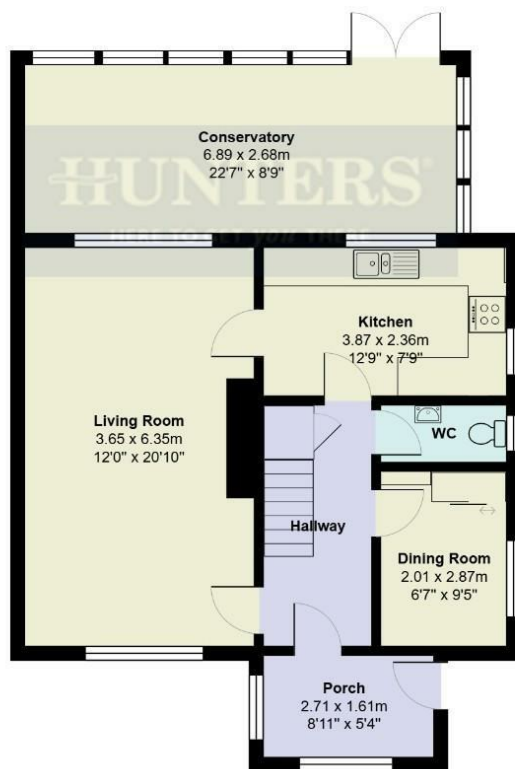
Externally, the property benefits from off-street parking, a garage, an enclosed rear garden and a workshop, providing useful storage and hobby space. The property is offered with no onward chain.

Whitchurch is well served by local amenities including shops, cafés and everyday services, with additional facilities available in nearby Bristol city areas. Families will appreciate the choice of nearby schools within the locality.

Public transport links are available via local bus services into central Bristol, with typical journey times of around 25–30 minutes depending on route and traffic. Bristol Temple Meads station, accessible by bus or car, provides rail services to Bath, Cardiff and London, making the area suitable for commuters. Green spaces and local parks in and around Whitchurch offer opportunities for walking and recreation.





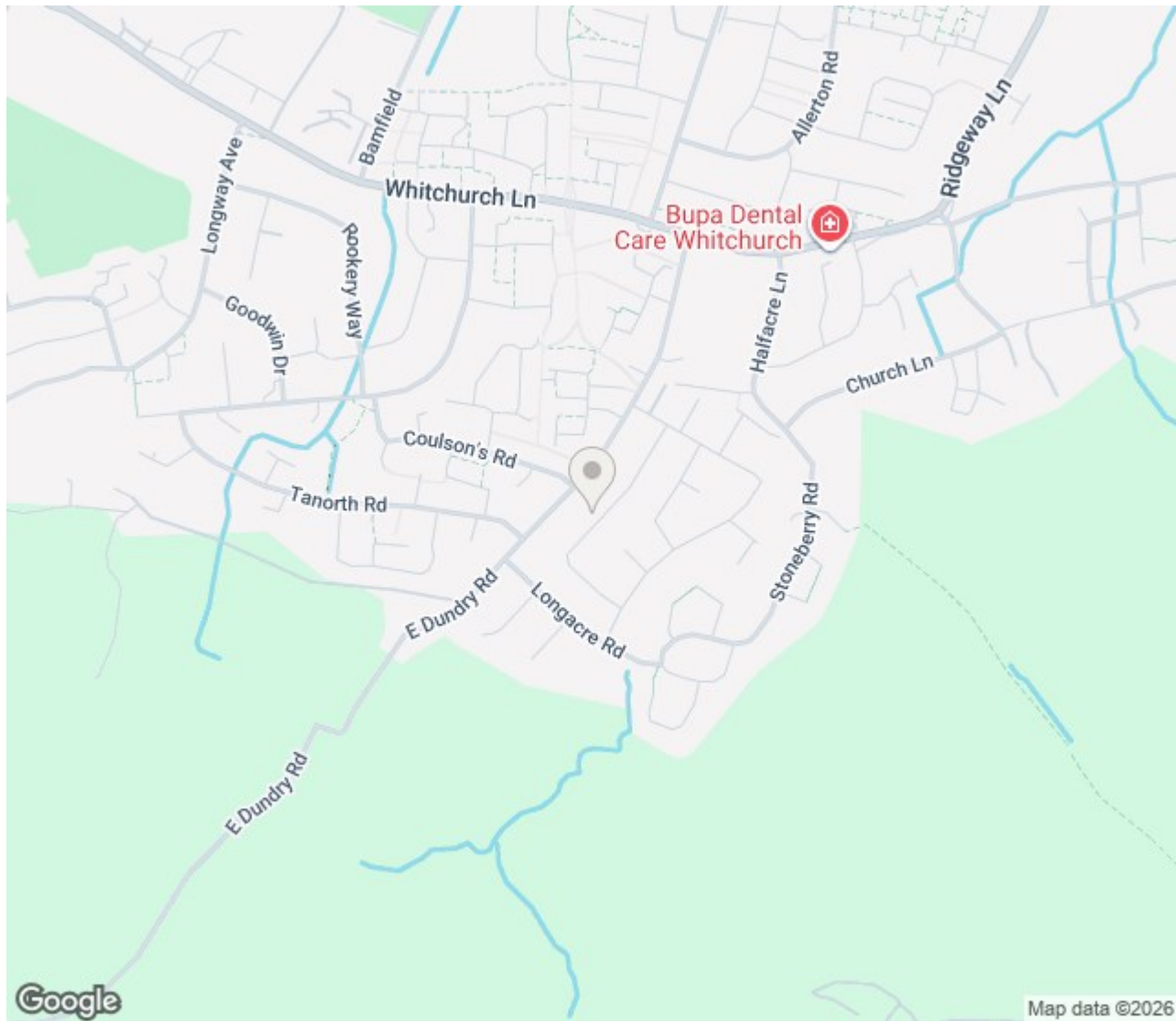


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Approximate Gross Internal Area 112.2 sq m / 1208 sq ft
(excluding garage)

Total Area 132.8 sq m / 1429 sq ft





Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.