



Approximate Area = 762 sq ft / 70.7 sq m
 For identification only - Not to scale

Whitefield Avenue, Speedwell, Bristol, BS5

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drailed down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

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Like what you see?



18 Whitefield Avenue, Speedwell, Bristol, BS5 7TR
Offers In Excess Of £290,000





Council Tax Band: B | Property Tenure: Freehold

NO CHAIN! Located on Whitefield Avenue in Speedwell, Bristol, this delightful end terrace home offers a perfect blend of modern living and convenience. As you enter, you are welcomed into a spacious lounge that invites relaxation and social gatherings. The kitchen/diner is equally generous, making it an ideal space for family meals and entertaining friends. With two double bedrooms and a main bathroom, this property is perfect for small families, couples, or individuals seeking extra space. One of the standout features of this home is the rear garden, which offers a private outdoor retreat for enjoying sunny days or hosting barbecues. Additionally, there is parking available for one car, ensuring convenience for residents and visitors alike. The location is particularly appealing, as it is situated close to the local schools and a variety of amenities, making daily life effortless. With no chain involved, this property is ready for you to move in and make it your own. Don't miss the chance to view this beautifully presented property and envision your future here.



Hall/Lounge

15'5 max x 12'4 to bay (4.70m max x 3.76m to bay)

Double glazed door to front, double glazed bay window to front, open fire recess, two radiators, fuse board, stairs to first floor landing, under stairs storage cupboard, open to kitchen/diner.

Kitchen/Diner

15'5 max x 10'10 (4.70m max x 3.30m)

Double glazed window to rear, double glazed French doors to rear, a range of wall and base units with worktops over, gas hob, electric oven and cooker hood, sink and drainer, radiator, wood effect flooring, wall mounted gas combination boiler, tiled splash backs, space for washing machine, space for fridge/freezer.

First Floor Landing

Loft access, double glazed window to side.

Bedroom One

12'3 to bay x 11'7 max (3.73m to bay x 3.53m max)

Double glazed bay window to front, radiator, built in storage cupboard.

Bedroom Two

10'10 max x 10 max (3.30m max x 3.05m max)

Double glazed window to rear, radiator.

Bathroom

7'9 x 5'2 (2.36m x 1.57m)

Double glazed window to rear, extractor fan, W.C, wash hand basin, enclosed bath with shower over, shower screen, wood effect flooring, radiator, part tiled walls.

Front/Driveway

Laid to gravel, side gate access from Whitefield Mews to rear garden, wall to front, driveway parking for one car, utility meters.

Rear Garden

Patio area, side access gate, outside tap, lawn area, shrub.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

