



Cranleigh Road, Bristol
, BS14 9PL

£350,000



Cranleigh Road, Bristol

DESCRIPTION

Situated in the popular Whitchurch area of Bristol, this well-presented two double bedroom detached dormer bungalow offers accommodation arranged over two floors and is offered for sale with no onward chain.

A welcoming entrance hallway provides access to the ground floor accommodation, including a bright and airy lounge featuring patio doors opening directly onto the side garden, creating a lovely connection between the home and outside space. The hallway also leads to a modern kitchen/diner, with further patio doors providing access to the south-facing enclosed rear garden. A ground floor bathroom completes this level.

Upstairs, the property offers two generous double bedrooms, providing excellent flexibility for those looking for guest accommodation, a home office or additional living space. There is also a separate WC serving the first floor.

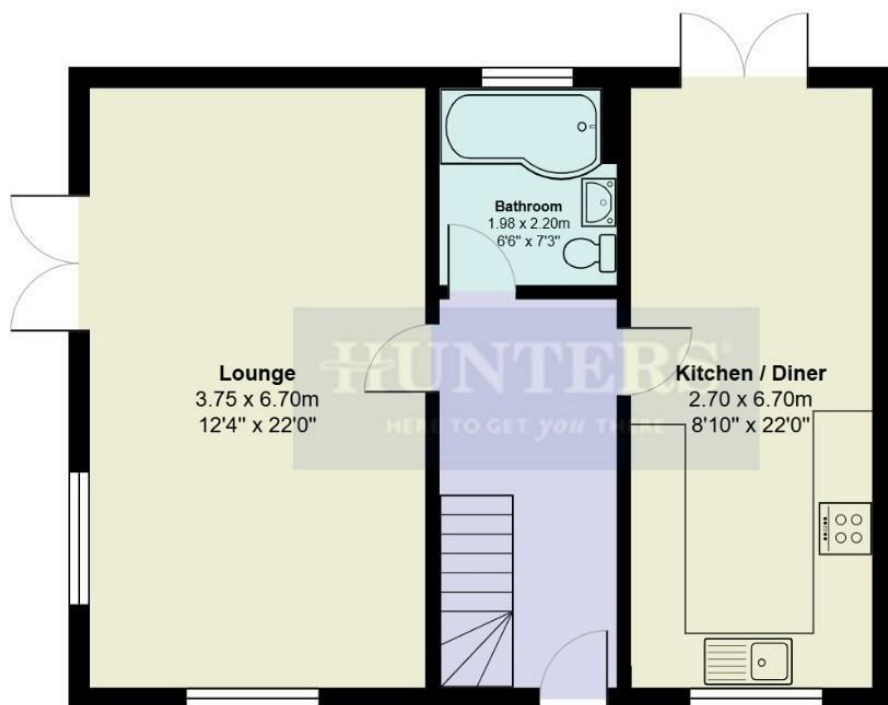
Outside, the enclosed south-facing rear garden provides a private space to enjoy the sunshine, while the additional side garden accessed from the lounge offers further outdoor space. Further benefits include energy-efficient underfloor heating, which provides consistent warmth and lower utility bills.

The property is presented in good condition throughout and is likely to appeal particularly to those looking to downsize without compromising on space, as well as couples, first-time buyers or anyone seeking a detached home with flexible accommodation.

Cranleigh Road is conveniently positioned within Whitchurch, with a range of everyday amenities close by, including local shops, supermarkets, schools and places to eat. The area also offers good access to surrounding areas of South Bristol, Bristol city centre and nearby transport links, making this a convenient location for both everyday living and commuting.





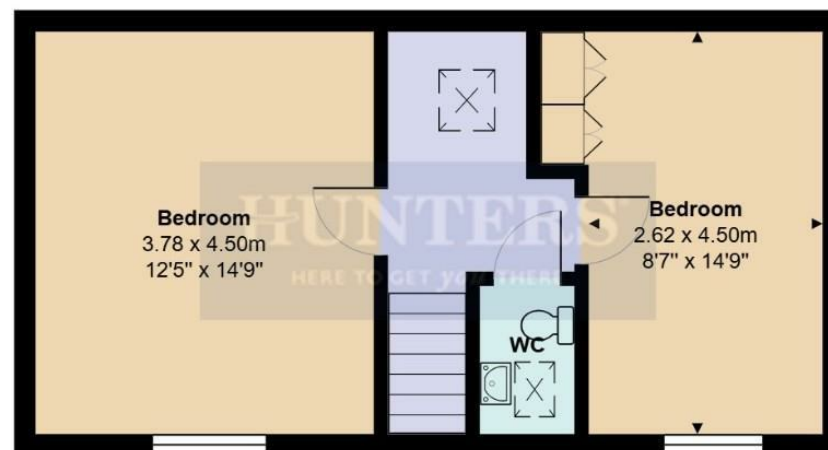


Ground Floor



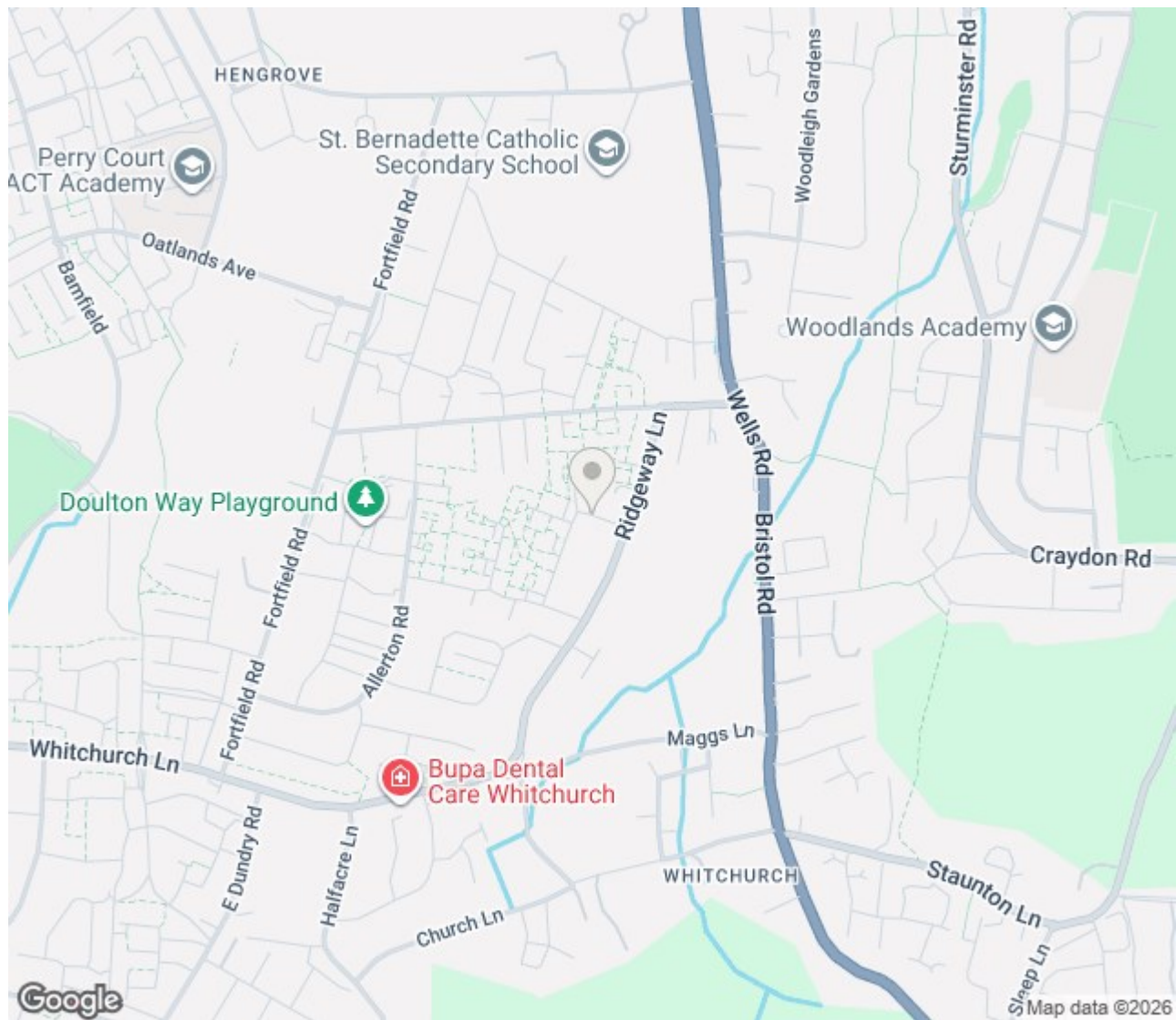
Cranleigh Road, Whitchurch, Bristol, BS14 9PL

Approximate Gross Internal Area 98.3 sq m / 1058 sq ft



First Floor





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		93
(81-91) B	83	
(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	







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.