



Kylross Avenue, Whitchurch

£270,000



- Energy Rating - C
- Two Double Bedrooms
- No Onward Chain
- Off Street Parking
- End Of Terrace House
- Potential To Easily Create A Third Bedroom
- Cul-De-Sac Location
- Requires Updating

A Fantastic Opportunity in a Peaceful Whitchurch Cul-de-Sac

Tucked away in a quiet cul-de-sac just off Gilda Crescent, this two-bedroom end of terrace home offers a wonderful opportunity for buyers looking to make their mark. Available with no onward chain, it's ideal for first-time buyers, or downsizers.

The accommodation offers a practical layout and would now benefit from some updating - reflected in the realistic asking price. The spacious master bedroom is a real highlight, featuring two windows that flood the room with natural light. With its generous proportions, it could easily be divided by a stud wall to create a third bedroom if desired.

The property has already had several key improvements, including UPVC double glazing (installed circa 2015), gas central heating via a combination boiler (installed circa 2015), and a re-wire completed around the same time.

Outside, the rear garden provides a lovely space to enjoy - ideal for relaxing, entertaining, or a touch of gardening. To the front of the property there is a driveway providing off street parking.

Set in a quiet and convenient location close to local shops, schools, and bus routes, this charming home combines solid fundamentals with fantastic scope to improve - a brilliant blank canvas for those ready to make it their own.

Living Room 13'1" x 9'10"/190'3" (4.00 x 3/58)

Kitchen/Diner 17'11" x 10'0" (5.48 x 3.07)

Bedroom One 14'7" x 10'1" (4.47 x 3.08)

Bedroom Two 13'4" x 11'8" (4.07 x 3.57)

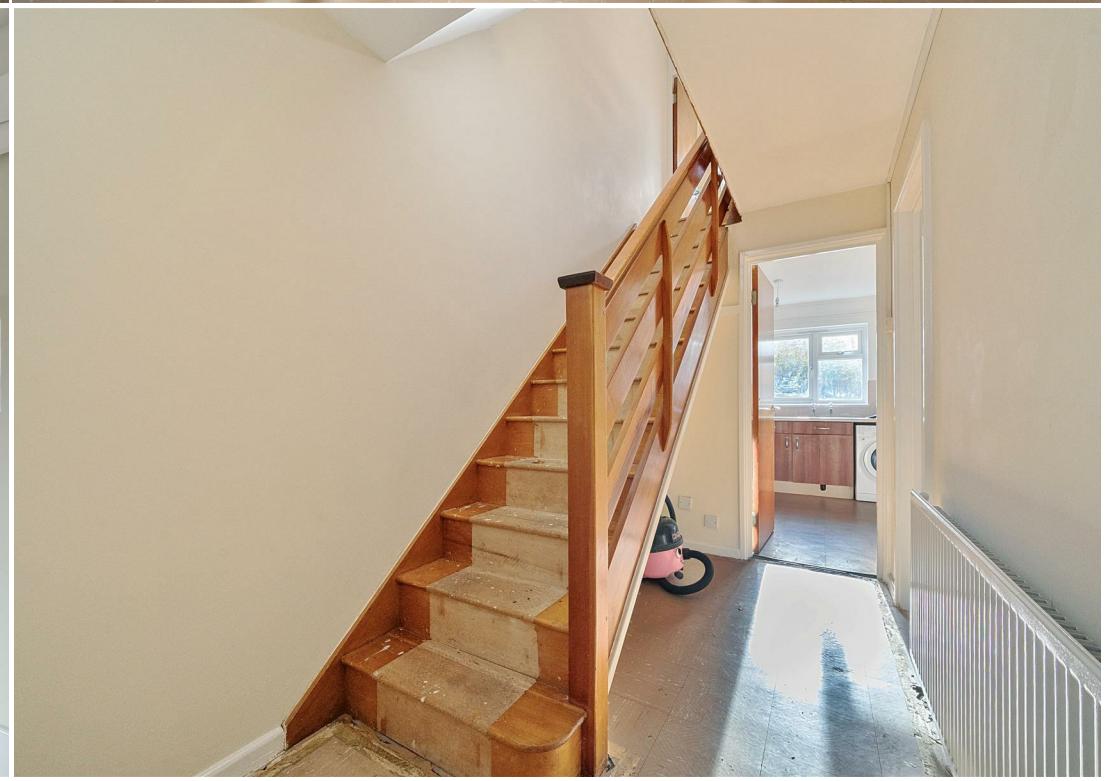
Bathroom 5'6" x 5'4" (1.70 x 1.65)

WC

Tenure - Freehold

Council Tax - Band B





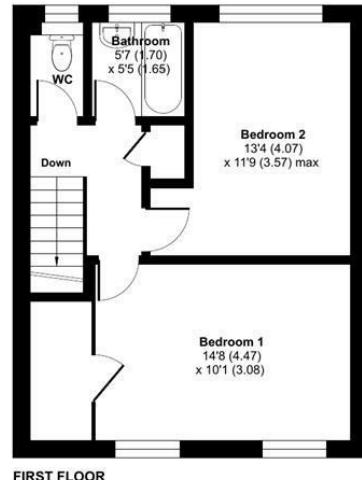




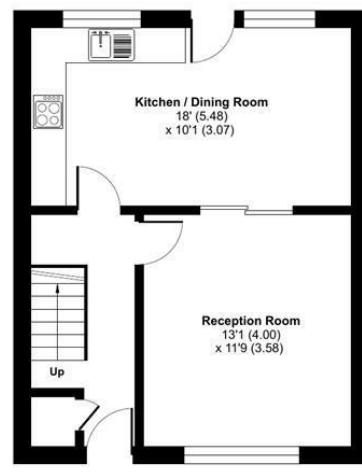
Kylross Avenue, Bristol, BS14

Approximate Area = 858 sq ft / 79.7 sq m

For identification only - Not to scale



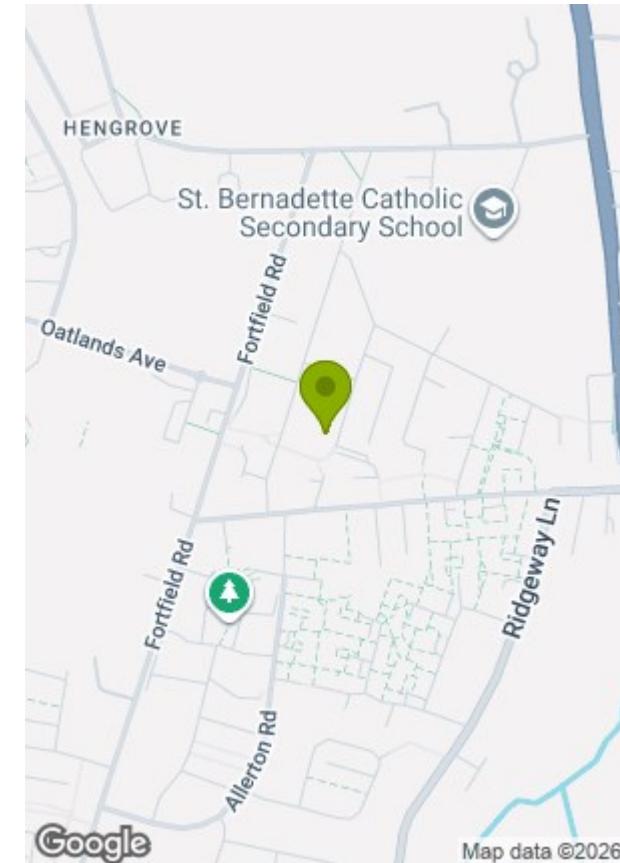
FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Greenwoods Property Centre. REF: 1381551

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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			
EU Directive 2002/91/EC		88	73

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			
EU Directive 2002/91/EC			

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