



**17 Whitecross Avenue, Whitchurch, BS14 9HZ**

**£1,575**

\*\*\*\*\* PLEASE EMAIL YOUR INTEREST \*\*\*\*\*

Available to let is this immaculate three double bedroom semi-detached property, recently redecorated throughout with new carpets and flooring fitted throughout. The property is ideally situated close to public transport links, schools, and parks. This well-presented home offers a neutral interior and practical layout suitable for a range of tenants.

Upon entering, you are greeted by a spacious reception room flooded with natural light from large windows. This inviting space features a woodburner and provides an ideal setting for relaxation or entertaining guests.

The property benefits from a modern open plan kitchen/diner, boasting ample storage and space for white goods, ample natural light floods the room and patio doors lead onto the rear garden. Wood flooring is in the process of being fitted to this room.

The first floor comprises three bedrooms, including two generously sized double bedrooms and a single bedroom. These versatile rooms can be tailored to suit a variety of needs, from family living to a comfortable home office or guest room.

The contemporary family bathroom is well-appointed and features a heated towel rail for added comfort.

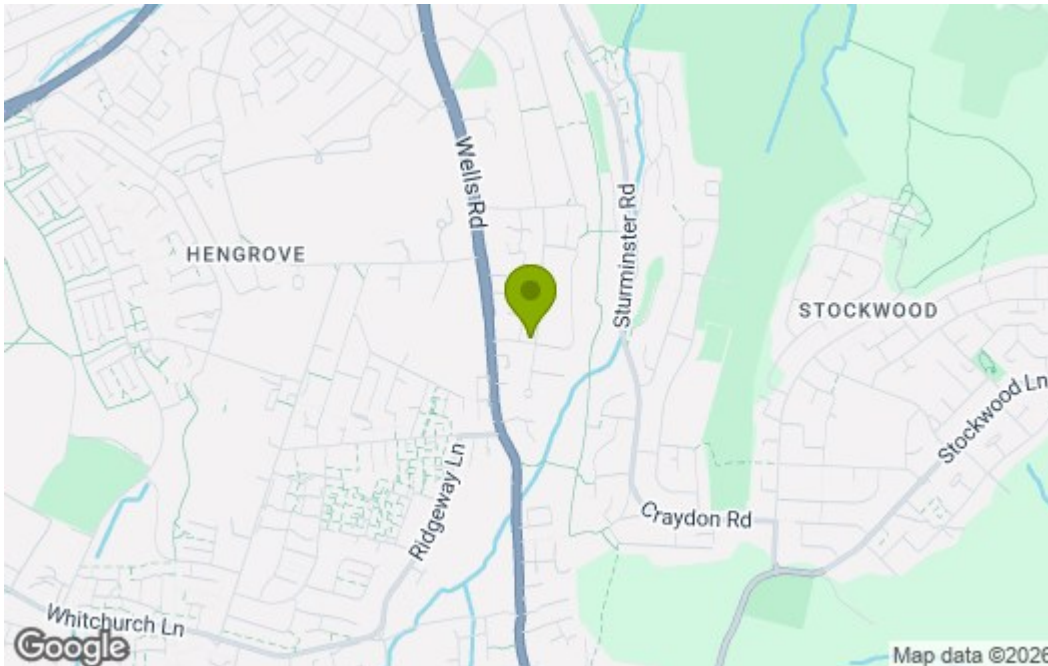
Externally, the property enjoys a private garden, offering plenty of space for outdoor activities or gardening enthusiasts. Further convenience is provided by off-street parking and a single garage, ensuring ample space for vehicles and additional storage.

## Floor Plan



Total area: approx. 89.6 sq. metres (964.1 sq. feet)  
17 Whitecross Avenue, Whitechurch, Bristol

## Area Map



## Energy Efficiency Graph

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

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