



**Whittock Road, Bristol**  
, BS14 8DG

**£235,000**



# Whittock Road, Bristol

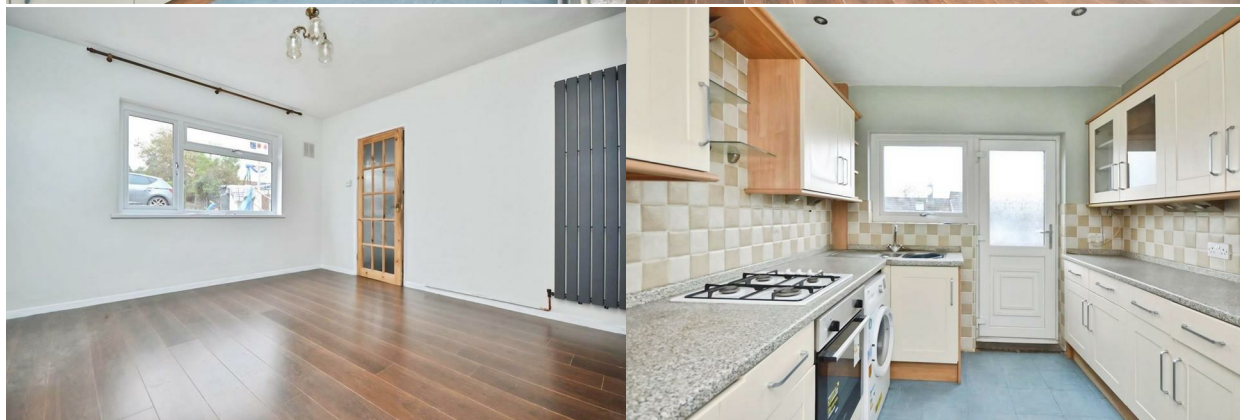
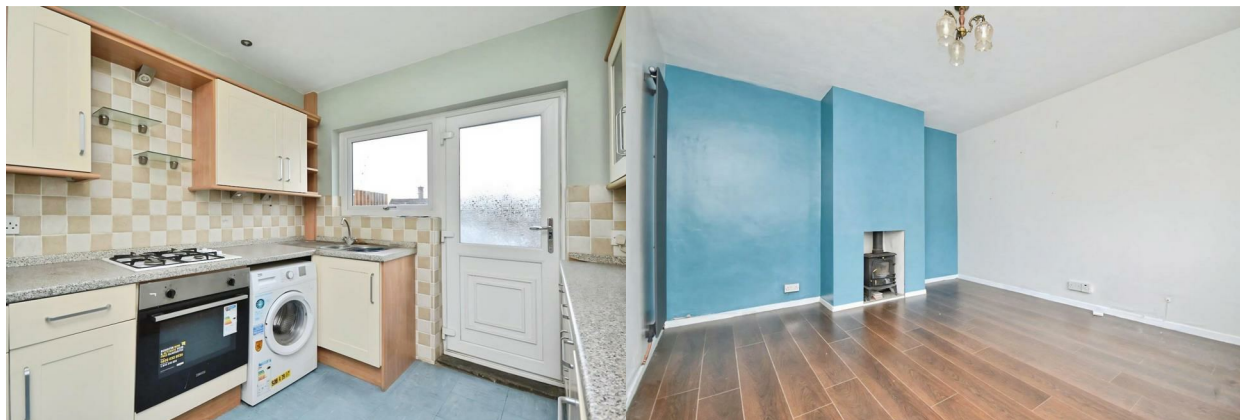
## DESCRIPTION

Presenting a terraced house on Whittock Road, this fantastic three-bedroom property is offered for sale with no onward chain. Positioned within easy reach of public transport links, reputable nearby schools, and a range of local amenities, this home promises both convenience and comfort.

Upon entering through the welcoming hallway, you are greeted by a bright lounge situated to the front, providing a perfect space to relax. Further through, a separate dining room delivers ample area for entertaining or family meals, complete with patio doors opening directly onto the enclosed rear garden. The garden is an inviting outdoor space, ideal for children or al fresco gatherings, enhanced by a practical storage outbuilding. The property benefits from a well-appointed, separate kitchen with direct access to the garden.

Upstairs, accommodation comprises two spacious double bedrooms and an additional single bedroom, providing versatile options for family living or home working. Servicing the bedrooms is a shower room designed for everyday functionality.

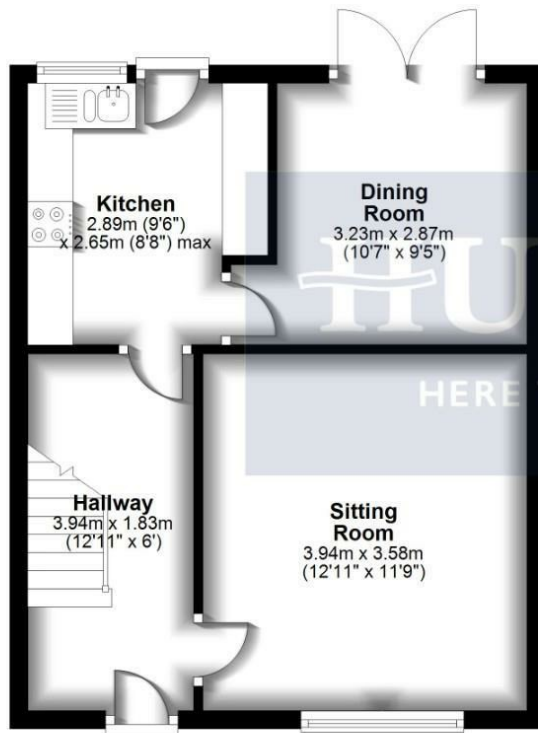
Additional features include off-street parking and an enclosed rear garden. This house stands out as an excellent opportunity for first time buyer and families alike seeking a property in good condition in this popular area. With plentiful storage solutions and no onward chain, this home is ready for immediate occupation. Early viewing is highly recommended to appreciate the full potential of this delightful home!





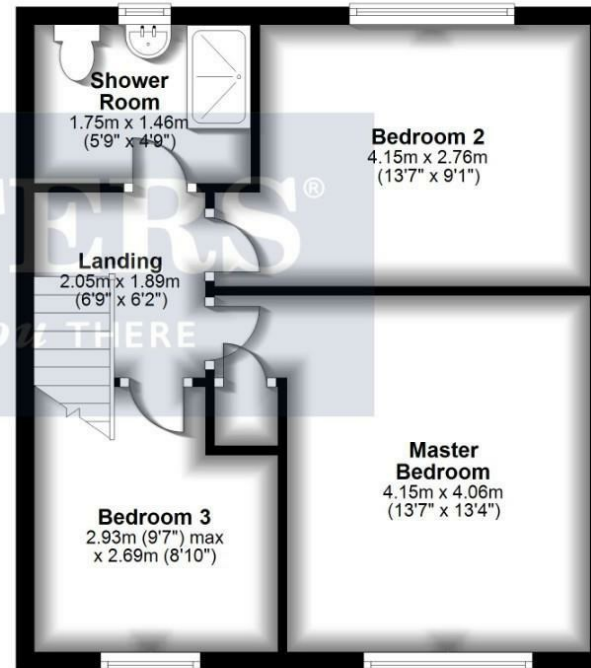
### Ground Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



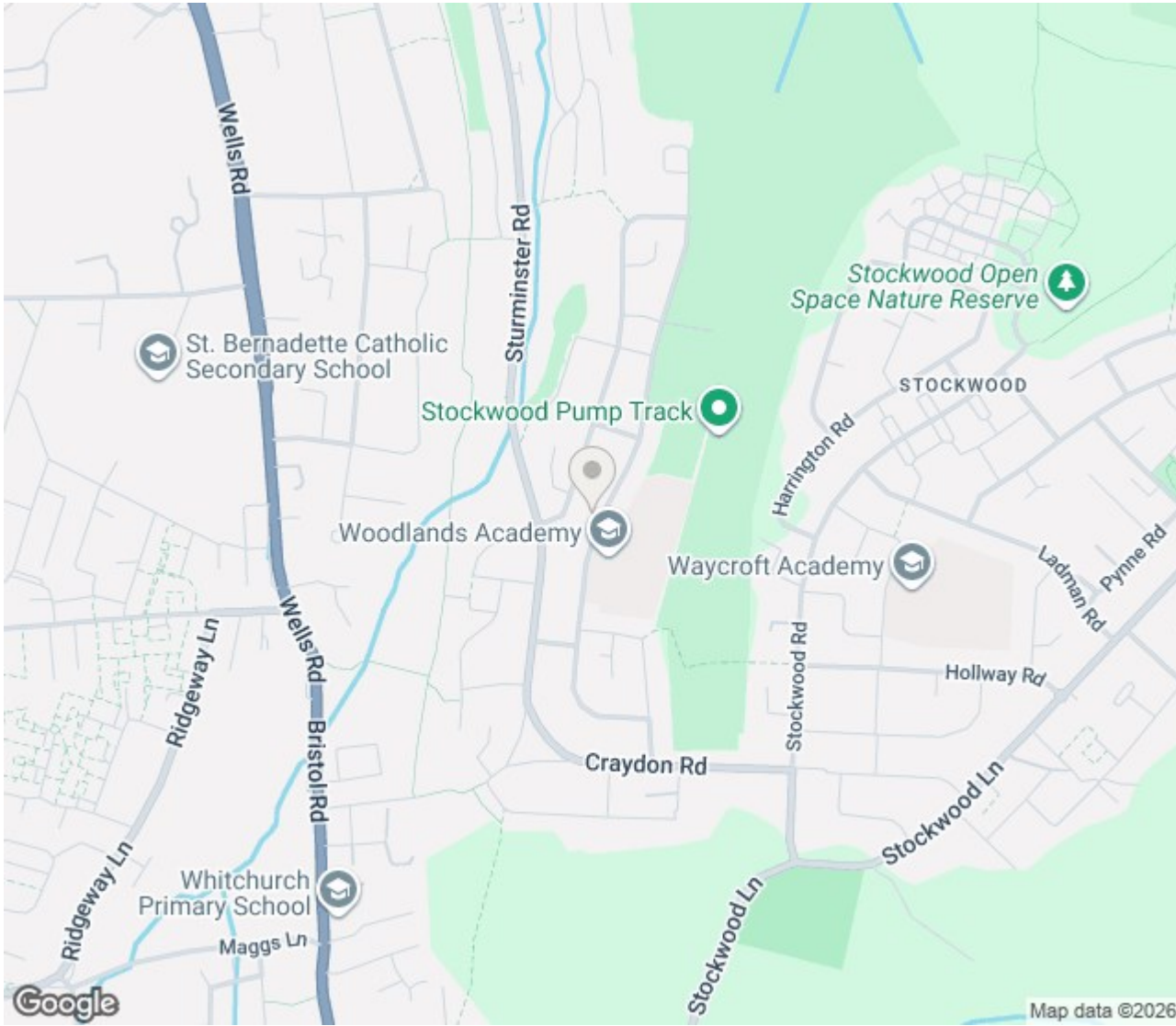
### First Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



Total area: approx. 79.3 sq. metres (854.1 sq. feet)





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(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	

### 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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**





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.