



## Whitchurch Lane, Whitchurch

Bristol, BS14 0EN

£360,000



3



1



2



D

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Whitchurch Lane, Whitchurch

## DESCRIPTION

For sale is this three-bedroom semi-detached house in Whitchurch, Bristol, offering well-arranged accommodation in good condition, suitable for families.

To the front of the property there is a driveway providing off-street parking. Internally, the ground floor includes a light and airy lounge to the rear with access to an enclosed rear garden, creating a practical space for everyday living and entertaining. There is a separate dining room and a kitchen to the front.

Upstairs, there are three bedrooms: two doubles, one positioned to the front and one to the rear, together with a further bedroom to the front. The bathroom provides a four-piece arrangement with separate bath and shower.

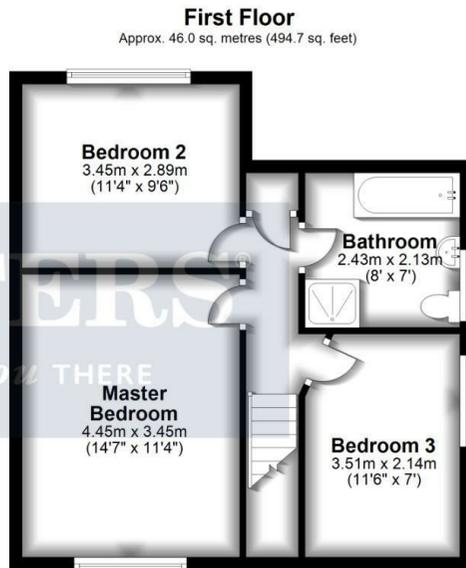
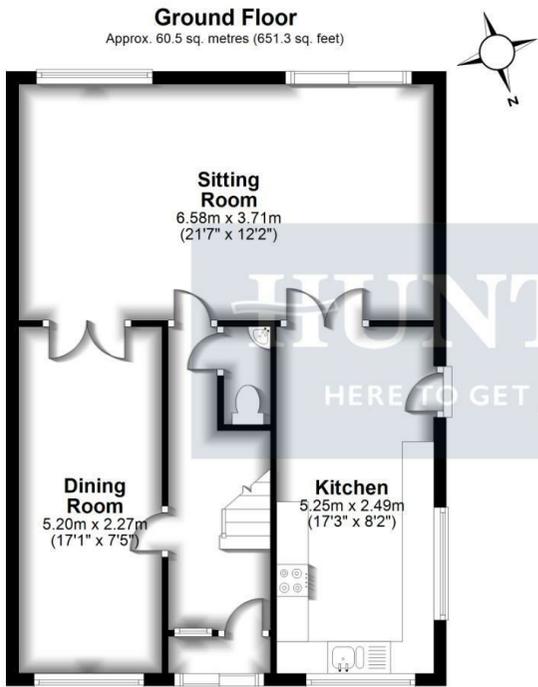
The property is located in Whitchurch, within reach of local amenities including supermarkets, independent shops and cafés found along nearby high streets in South Bristol. Families benefit from access to nearby schools serving the Whitchurch and wider Bristol area, as well as local parks and green spaces offering play areas and walking routes.

Public transport links are available via local bus services providing routes into Bristol city centre and surrounding districts. Bristol Temple Meads station can be reached by bus or car, offering mainline rail connections towards London, the Midlands and the South West, with journey times to London Paddington from around 1 hour 40 minutes.

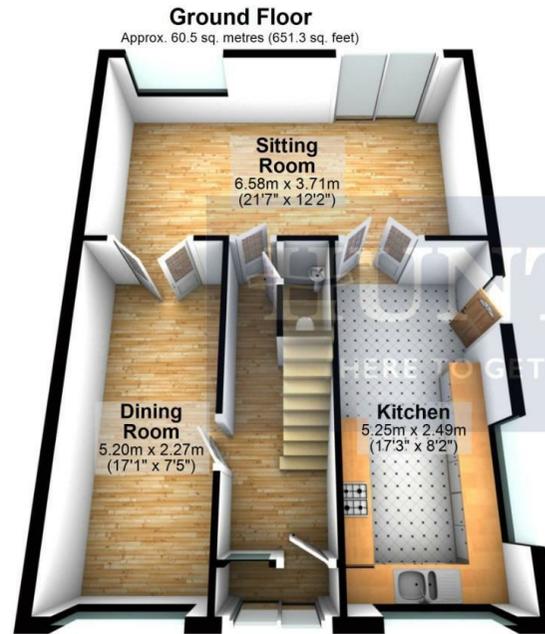
This three-bedroom semi-detached house for sale in Whitchurch presents a functional layout, off-street parking and an enclosed rear garden, in a location convenient for schools, amenities and access into central Bristol.



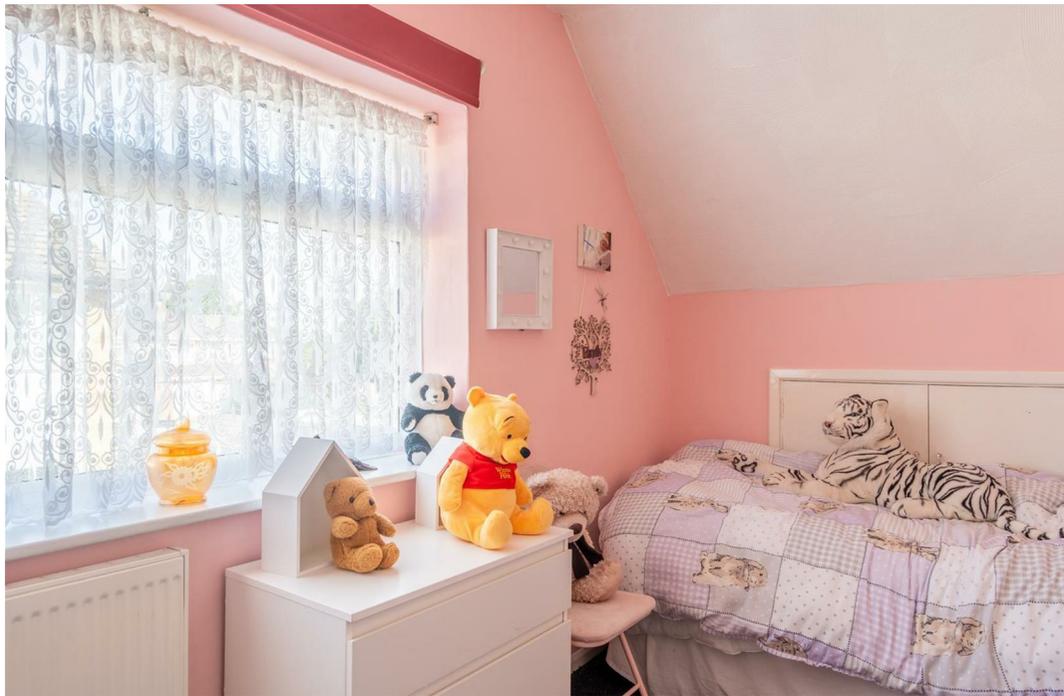


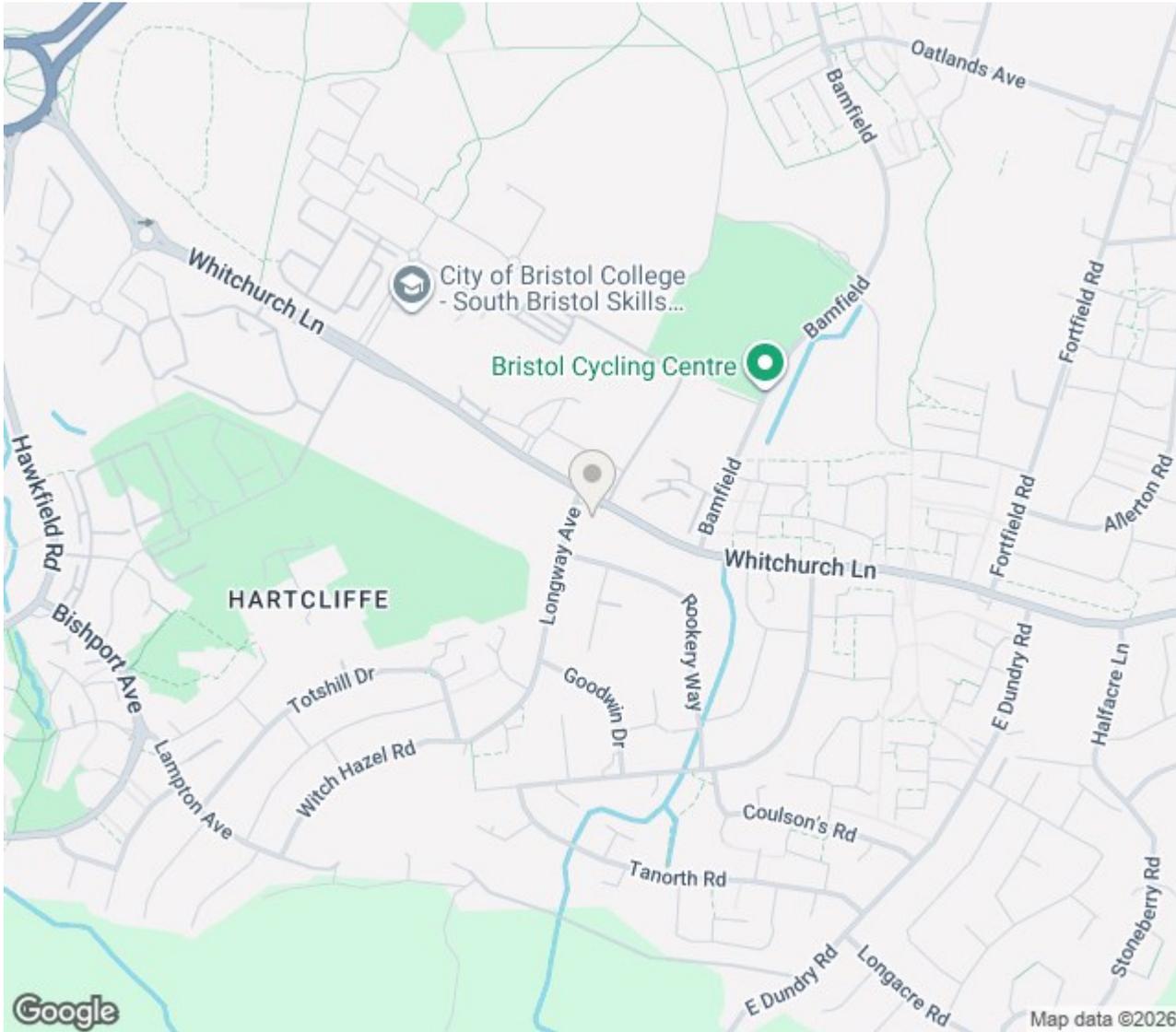


Total area: approx. 106.5 sq. metres (1146.1 sq. feet)



Total area: approx. 106.5 sq. metres (1146.1 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>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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**







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.