



- **Energy Rating - D**
- **Three Bedroom Semi Detached Home**
- **Garage & Driveway Providing Off Street Parking**
- **Modern Kitchen & Bathroom**
- **Close To Local Amenities**
- **NO ONWARD CHAIN**
- **Ample South West Facing Garden Space**
- **Cul-De-Sac**
- **New Roof & Recently Re-wired**
- **Double Bay Fronted**

Offered to the market with NO ONWARD CHAIN, this delightful three-bedroom semi-detached home is situated in a peaceful cul-de-sac on Dennor Park, Whitchurch. The property enjoys a convenient location, close to local schools, shops, bus routes, and essential amenities, making it an ideal choice for a range of buyers.

Upon arrival, the property benefits from a driveway providing off-road parking and access to a garage, ensuring practicality for both residents and visitors. Stepping inside, a welcoming entrance hallway sets the tone for the rest of the home.

The ground floor offers a spacious bay-fronted lounge, filled with natural light and providing an excellent space for both relaxing and entertaining. This flows seamlessly into the dining room, ideal for family meals or social occasions with sliding doors leading to the garden. There is a modern kitchen, complete with a built-in oven and hob, offering both functionality and convenience. The layout has been thoughtfully designed to provide a natural flow throughout the living space.

Upstairs, the property comprises two generously sized double bedrooms, both benefiting from built-in wardrobes. The main bedroom features a bay window, adding character and additional light. A third single bedroom provides flexibility, whether used as a child's room, nursery, or home office. These rooms are served by a modern family shower room.

Externally, the property boasts a good-sized south-west-facing rear garden, offering an excellent space for outdoor entertaining, gardening, or simply relaxing. The garden also provides great potential for further landscaping, allowing buyers to create their ideal outdoor space.

Living Room 13'4" max x 10'5" into bay (4.08 max x 3.19 into bay)

Dining Room 11'5" x 10'5" (3.48 x 3.19)

Kitchen 10'7" x 7'10" (3.25 x 2.41)

Bedroom One 10'6" max x 10'4" into bay (3.22 max x 3.17 into bay)

Bedroom Two 12'3" max x 10'7" max (3.74 max x 3.24 max)

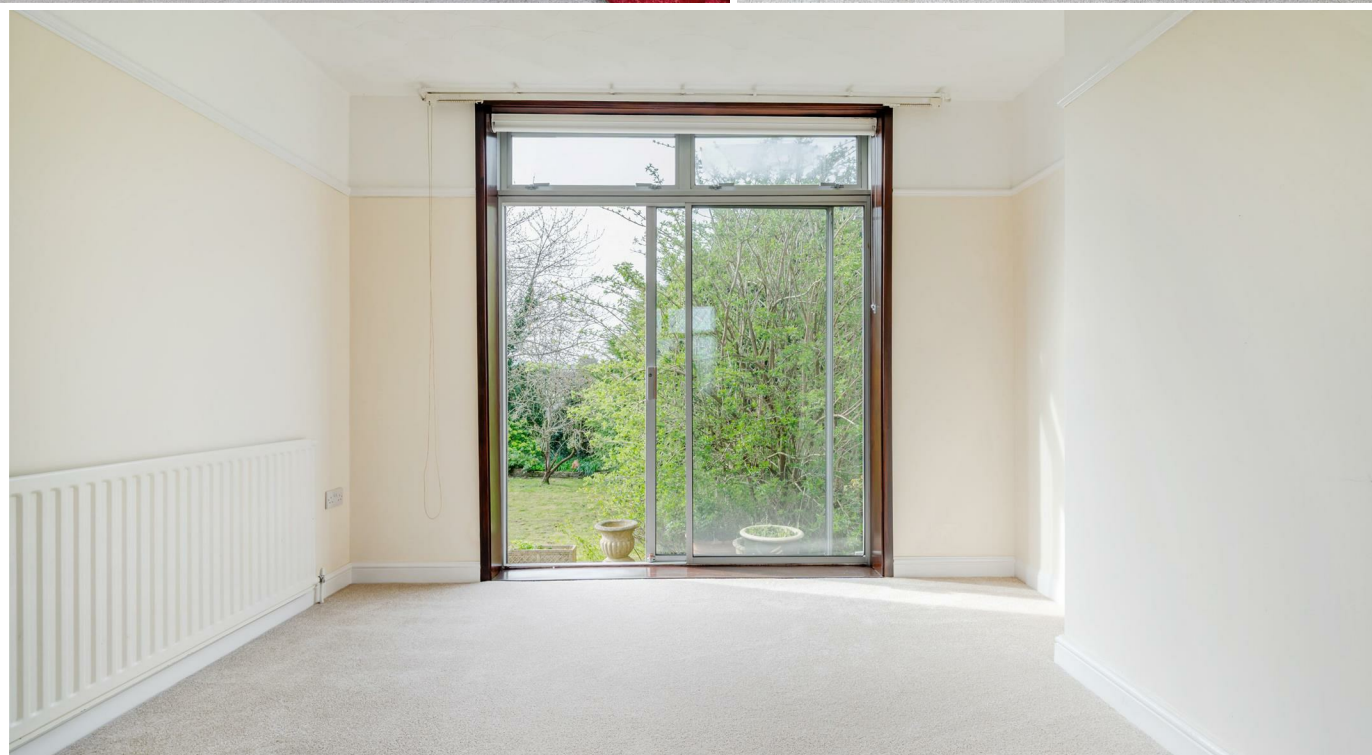
Bedroom Three 8'11" x 8'8" (2.72 x 2.66)

Shower Room 7'1" x 5'1" (2.18 x 1.55)

Tenure Status - Freehold

Council Tax - Band C





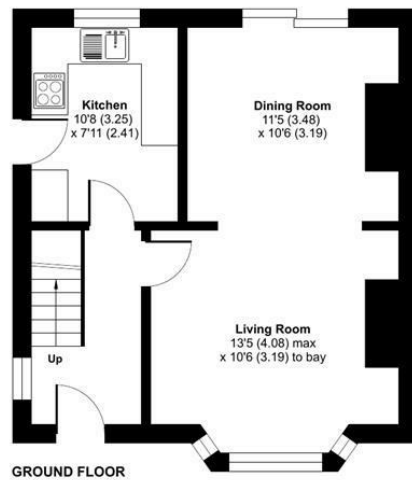
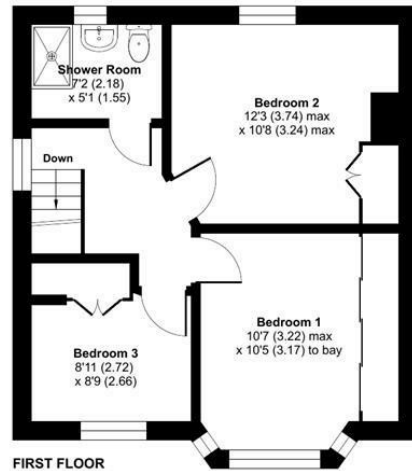






**Dennor Park, Whitchurch, Bristol, BS14**

Approximate Area = 870 sq ft / 80.8 sq m  
Outbuilding = 161 sq ft / 14.9 sq m  
Total = 1031 sq ft / 95.7 sq m  
For identification only - Not to scale

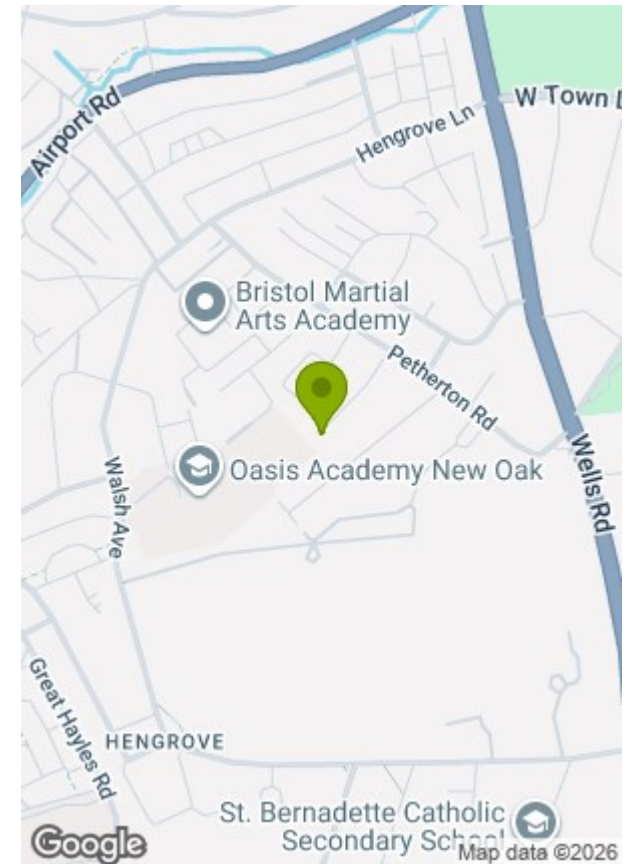


Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
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**GREENWOODS**  
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| Energy Efficiency Rating                                                                                                                                                                                                                                                                     | Current                                                                               | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                     | Current                                                                               | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |                                                                                       | 88        | <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |                                                                                       | 65        |
| <b>England &amp; Wales</b><br>EU Directive<br>2002/91/EC                                                                                                                                                                                                                                     |  |           | <b>England &amp; Wales</b><br>EU Directive<br>2002/91/EC                                                                                                                                                                                                                                                                           |  |           |

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