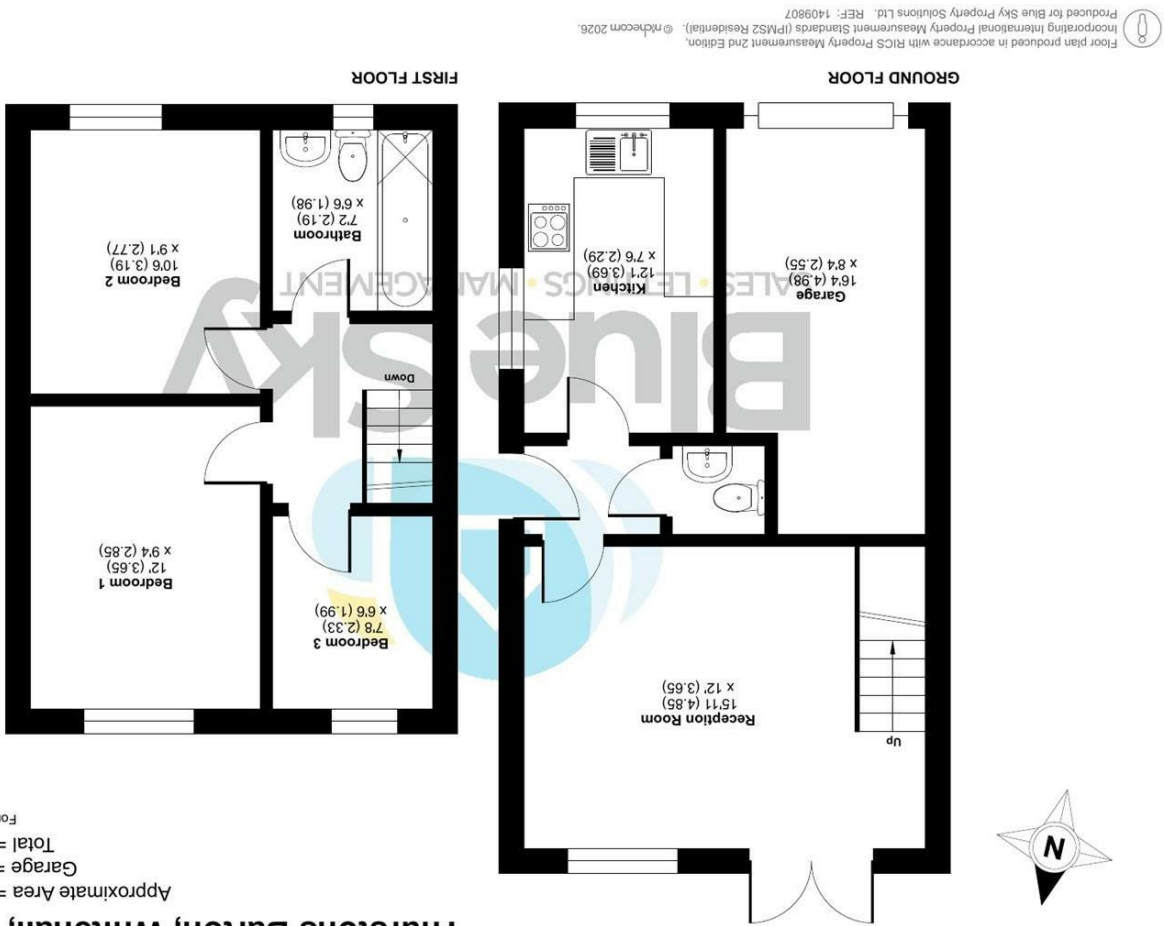




Thurstons Barton, Whitehall, Bristol, BS5
Approximate Area = 688 sq ft / 63.9 sq m
Garage = 127 sq ft / 11.7 sq m
Total = 815 sq ft / 75.6 sq m
For identification only - Not to scale



We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/draind down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit!

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Council Tax Band: C | Property Tenure: Freehold

OFFERED WITH NO ONWARD CHAIN IS THIS DELIGHTFUL 3 BEDROOM SEMI-DETACHED HOUSE IN THURSTONS BARTON, BRISTOL!! Nestled in a charming cul-de-sac this home presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious reception room and kitchen, perfect for entertaining guests or enjoying quiet family evenings. The three well-proportioned bedrooms provide ample space for relaxation and personalisation, catering to the needs of a growing family or those seeking a comfortable home office. There is a 3 piece bathroom suite upstairs and a downstairs cloakroom, ensuring ease of access for all residents. The property does boast owned solar panels helping to ease the cost of bills. One of the standout features of this property is the integral garage, offering secure parking and additional storage options. Furthermore, the house accommodates parking for up to three vehicles, a rare find in such a desirable location. Offered with no onward chain, this home is ready for you to move in and make it your own without the hassle of lengthy waiting periods. The peaceful setting of the cul-de-sac enhances the appeal, providing a safe and friendly environment for children to play and for neighbours to connect. In summary, this semi-detached house in Thurstons Barton is a fantastic opportunity to secure a lovely family home in a sought-after area of Bristol. With its generous living space, convenient parking, and the added benefit of no onward chain, this property is not to be missed.



Hallway

Obscured double glazed door into hallway, radiator,

Kitchen

12'1" x 7'6" (3.68m x 2.29m)
2x double glazed windows to front & side, the kitchen consists of matching wall & base units with worktops, stainless steel sink with mixer taps & drainer, built in electric oven & hob with extractor hood above, gas combi boiler, partly tiled walls, radiator, space for the following appliances:- fridge/freezer & washing machine,

WC

3'5" x 3'6" (1.04 x 1.07)
Wash hand basin, WC, extractor fan,

Lounge

15'11" x 12'0" (4.85m x 3.66m)
Double glazed window & patio doors to rear, stairs to first floor landing, 2x radiators,

Landing

Stairs to ground floor, loft access,

Bedroom 1

12'0" x 9'4" (3.66m x 2.84m)
Double glazed window to rear, radiator,

Bedroom 2

10'6" x 9'1" (3.20m x 2.77m)
Double glazed window to front, radiator,

Bedroom 3

7'8" x 6'6" (2.34m x 1.98m)
Double glazed window to rear, radiator,

Bathroom

7'2" x 6'6" (2.18m x 1.98m)
Obscured double glazed window to front, bathroom consists of bath with shower above, wash hand basin, WC, extractor fan, storage cupboard, wood effect flooring, part tiled walls, radiator,

Front / Driveway

Front of property has a driveway providing parking for 3x cars, pathway leading to front door, lawn, shrubs, bushes, gated side access to rear garden,

Rear Garden

Mostly laid to lawn with patio area, bushes & trees, fencing & walls enclosing, gated side access to front,

Integral Garage

16'4" x 8'4" (4.98m x 2.54m)
Up & over door, power & lighting,

Agents Note

The vendor has advised the solar panels are owned and not leased.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

