



East Dundry Road, Whitchurch

£350,000

- **Energy Rating - D**
- **Lounge/Diner**
- **Ground Floor Cloakroom**
- **Close to Local Amenities**
- **Three Bedroom Link Detached Home**
- **Garage & Driveway Providing Off Street Parking**
- **Family Shower Room**
- **Lovely Rear Garden**

Nestled on a sought-after road in Whitchurch, this cosily presented family residence is conveniently positioned within a short stroll of the outstanding Bridge Farm Primary School and Sunshine Pre-School. Hengrove Leisure Centre and Imperial Retail Park, featuring an array of shops, are just a short drive away. The area is well served by local bus routes and is in close proximity to pubs, parks, and a variety of amenities.

The property boasts a well-planned layout, featuring an inviting entrance hallway, a practical ground floor cloakroom, and a generously proportioned lounge/diner with patio doors that open onto the rear garden. The kitchen leads to a large attached garage, offering off-street parking, storage, or potential for conversion.

On the first floor, you'll find three well-sized bedrooms, two of which have built-in wardrobes, all thoughtfully arranged for comfort, alongside a conveniently appointed family shower room. Additional benefits include gas central heating, energy-efficient uPVC double glazing, off-street parking, and a generously sized garage.

Living/Dining Room 18'0" max x 16'0" max (5.51 max x 4.89 max)

Kitchen 12'9" x 8'6" (3.89 x 2.60)

Ground Floor Cloakroom

Bedroom One 15'11" max x 10'5" max (4.87 max x 3.18 max)

Bedroom Two 13'7" x 8'10" (4.16 x 2.71)

Bedroom Three 9'9" x 6'7" (2.98 x 2.03)

Tenure - Freehold

Council Tax Band - D





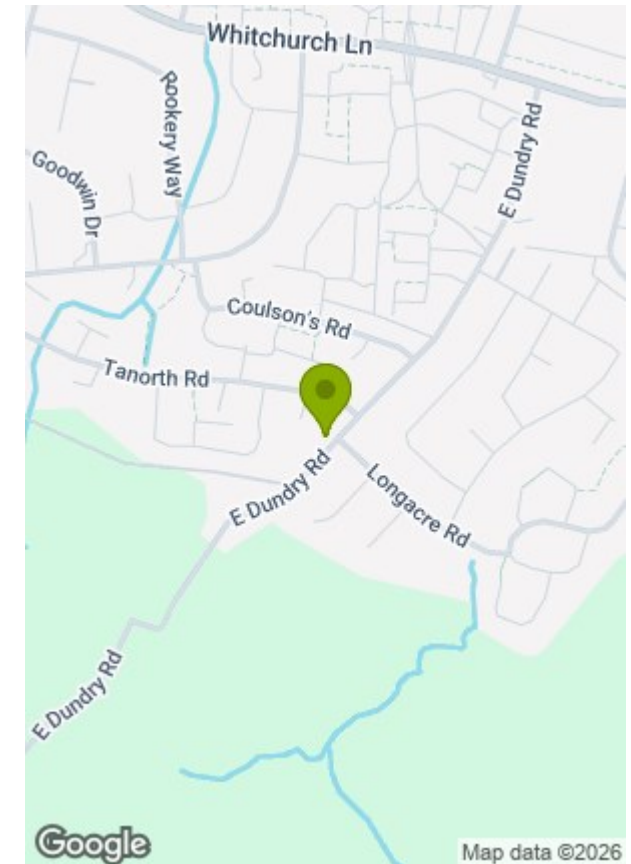
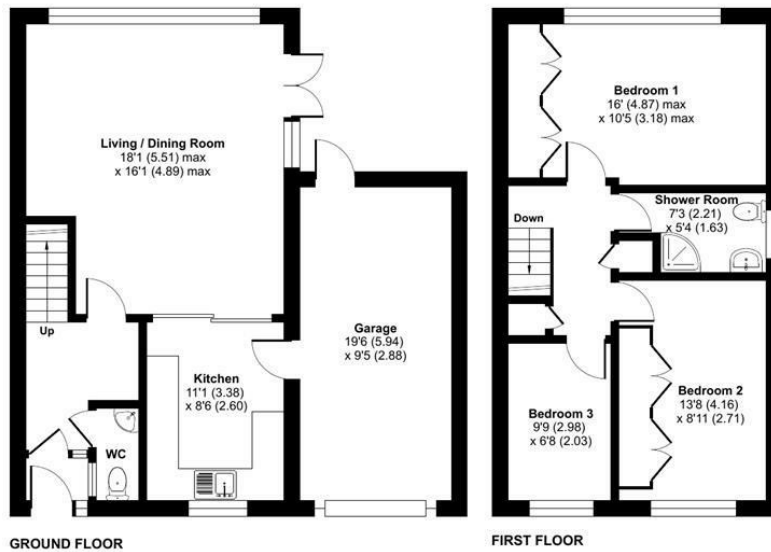






East Dundry Road, Bristol, BS14

Approximate Area = 952 sq ft / 88.4 sq m
 Garage = 184 sq ft / 17 sq m
 Total = 1136 sq ft / 105.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. GREENWOODS SALES · LETTINGS · COMMERCIAL

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.