Connells

Whitehall Road
BRISTOL

Whitehall Road
BRISTOL BS5 9BH

for sale
£170,000

Property Description

Situated in a convenient position on Whitehall Road, this one bedroom ground floor apartment offers a private entrance and an open plan kitchen/lounge layout ideal for modern living. The living space provides good natural light and direct access to the rear garden, creating a practical indoor-outdoor flow. The kitchen is fitted with a range of wall and base units with integrated cooking appliances and space for white goods. The bedroom is a generous size with access to a modern bathroom featuring a walk-in shower and bath. Externally, the property benefits from a private rear garden space.

The property is located within easy reach of local shops, cafes and amenities along Whitehall Road and Church Road, with regular bus routes providing access into Bristol city centre. Nearby green spaces and local parks offer outdoor recreation, while Lawrence Hill train station and major road links make the area well connected for commuting.

Lounge/Kitchen

21' 6" max x 10' 4" max (6.55m max x 3.15m max)

Front aspect double glazed windows and front aspect double glazed entrance door, open plan

lounge and kitchen area with carpet flooring to lounge and wood effect flooring to kitchen, range of

wall and base units with worktops over, electric hob with extractor over, low level electric oven,

space for fridge and washing machine, stainless steel sink with mixer tap and access to bedroom,

electric wall mounted heater radiator.

Bedroom

16' 1" max x 8' 4" max (4.90m max x 2.54m max)

Side aspect double glazed window, carpet flooring, smooth ceiling with spotlights and access to

bathroom and an electric wall mounted heater radiator.

Bathroom

8' 5" x 8' 4" (2.57m x 2.54m)

Rear aspect double glazed obscured window, bath with partially tiled walls, walk in shower cubicle

with glass shower door and electric shower, WC, wash hand basin with mixer tap, built in storage,

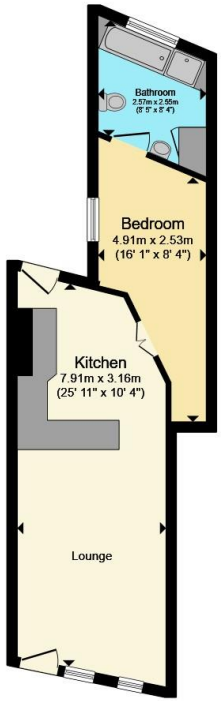
heated towel rail and wood effect flooring.

Rear Garden

Enclosed private rear garden mainly laid to lawn with fenced and walled boundaries providing an

outdoor seating space with access directly from the property.

FICTION



Floor Plan

Total floor area 37.8 m² (406 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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1 Regent Street Kingswood
BRISTOL BS15 8JX

EPC Rating: E

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD311291

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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