



- **Energy Rating - D**
- **No Onward Chain**
- **Four Bedrooms**
- **Detached Garage**

- **Beautifully presented**
- **Detached Family Home**
- **Ground Floor Cloakroom**
- **South Facing Rear Garden**

A Cherished Family Home on Moreton Road

Tucked away just off Fortfield Road, via Briary Leaze Road, sits this beautifully presented four-bedroom detached family home, offered to the market for the very first time since it was built in the late 1960s/early 1970s. With no onward chain and a location close to designated open green space, this is a rare opportunity to secure a much-loved home in one of Whitchurch's most favourable spots.

Inside, you'll find two separate reception rooms, ideal for family living and entertaining, along with a well-planned kitchen and ground floor cloakroom. Upstairs, there are four comfortable bedrooms and a modern shower room, offering a layout that's as practical as it is welcoming.

The south-facing rear garden is simply immaculate - beautifully maintained, with a large patio perfect for summer evenings and a generous lawn bordered by mature planting. It's the kind of garden that invites you to relax, unwind, and enjoy the sunshine.

A detached garage and driveway parking complete the picture.

Peacefully positioned, close to open green spaces and local amenities, this much-loved home is ready for its next chapter - a perfect find for families seeking space, light, and a touch of classic Whitchurch charm.

Living Room 15'10" into bay x 13'10" max (4.83 into bay x 4.22 max)

Dining Room 10'11" x 9'3" (3.33 x 2.84)

Kitchen 10'11" max x 9'1" max (3.33 max x 2.79 max)

Bedroom One 13'5" max x 9'6" max (4.11 max x 2.90 max)

Bedroom Two 12'4" max x 9'8" (3.76m max x 2.97)

Bedroom Three 9'8" x 8'0" (2.97 x 2.44)

Bedroom Four 9'4" x 7'10" (2.87 x 2.39)

Shower Room 9'3" x 6'11" (2.84 x 2.11)

Garage 17'3" x 7'10" (5.28 x 2.41)

Tenure Status - Freehold

Council Tax - Band D







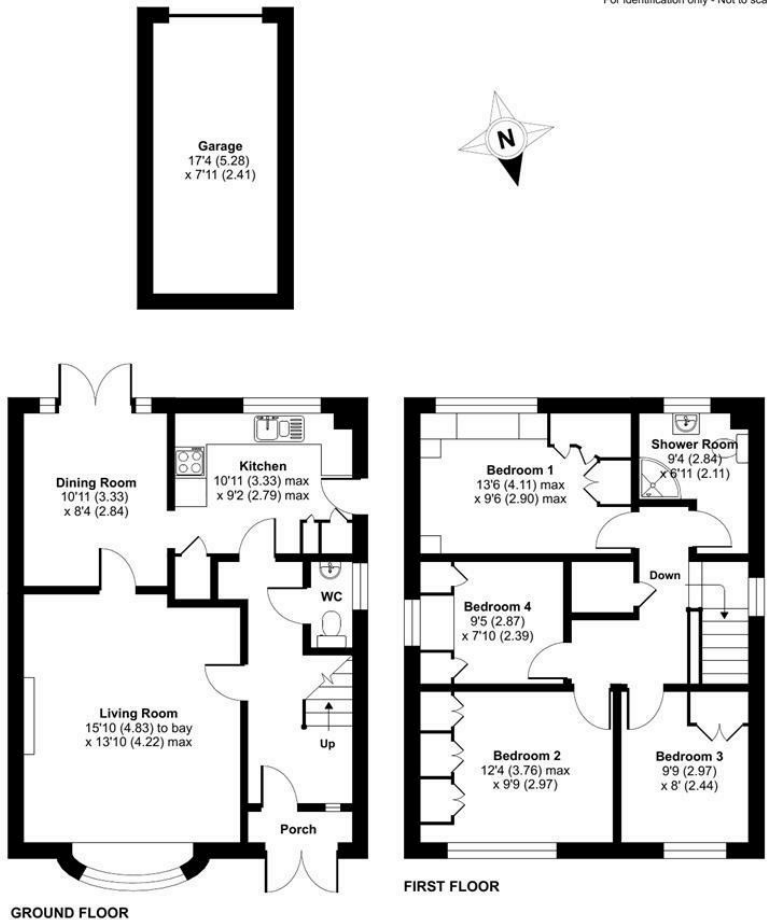






Moreton Close, Bristol, BS14

Approximate Area = 1163 sq ft / 108 sq m
Garage = 140 sq ft / 13 sq m
Total = 1303 sq ft / 121 sq m
For identification only - Not to scale



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(21-34) E		
(21-38) F			(9-20) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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