

Connells

Whitland Avenue
Hartcliffe Bristol

Whitland Avenue
Hartcliffe Bristol BS13 9QQ

for sale offers in excess of
£350,000







Property Description

Situated in a popular residential location, this spacious semi-detached home offers well-presented accommodation arranged over two floors and is ideally suited to growing families seeking versatile living space. The property has been extensively improved and benefits from a generous frontage providing ample off-road parking, modern décor throughout and well-proportioned rooms.

The accommodation is entered via a welcoming hallway which provides access to the principal ground floor rooms and staircase to the first floor. To the front of the property, the impressive lounge enjoys a large double-glazed window allowing plenty of natural light to flood the room, creating a comfortable space for relaxing and entertaining.

To the rear, the modern fitted kitchen has been updated with a stylish range of contemporary wall and base units with complementary work surfaces and space for appliances. The kitchen provides an excellent family hub and offers access to the rear lobby and ground floor cloakroom/WC. Adjacent to the kitchen is a separate dining room, providing a versatile space for family meals, entertaining guests or use as a home office if required.

The first floor offers four bedrooms, providing excellent flexibility for modern family living. The two principal bedrooms are generous doubles, whilst the remaining bedrooms are ideal for children, guests or those working from home. Completing the accommodation is a family bathroom fitted with a white suite.

Externally, the proper

Ground Floor Accommodation

Hallway

Double glazed door to the front, Radiator and under stairs cupboard

Lounge

18' 6" x 10' (5.64m x 3.05m)
Double glazed window to the front, Radiator and TV point. Media wall and living flame fireplace

Kitchen

12' 6" x 10' (3.81m x 3.05m)
Newly fitted kitchen with integrated appliances,

Dining Room

10' x 10' (3.05m x 3.05m)
A versatile reception room suitable for formal dining, home working or additional family living space. Rear aspect double-glazed window.

Cloakroom

Low level WC and wash hand basin

First Floor Accommodation

Bedroom 1

13' 5" x 11' to wardrobe (4.09m x 3.35m to wardrobe)
Double glazed window to the front, radiator and built in wardrobes

Bedroom 2

11' x 10' 11" (3.35m x 3.33m)
Double glazed window to the front, radiator

Bedroom 3

10' 1" x 7' 5" (3.07m x 2.26m)
Double glazed window to the rear and radiator

Bedroom 4

10' 3" x 6' 8" (3.12m x 2.03m)
Double glazed window to the rear and radiator

Bathroom

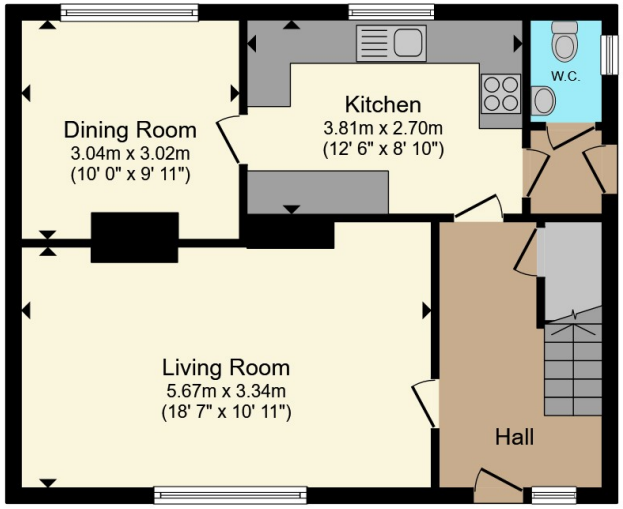
Double glazed window to the rear, Bath with shower over, low level WC and wash hand basin

Rear Garden

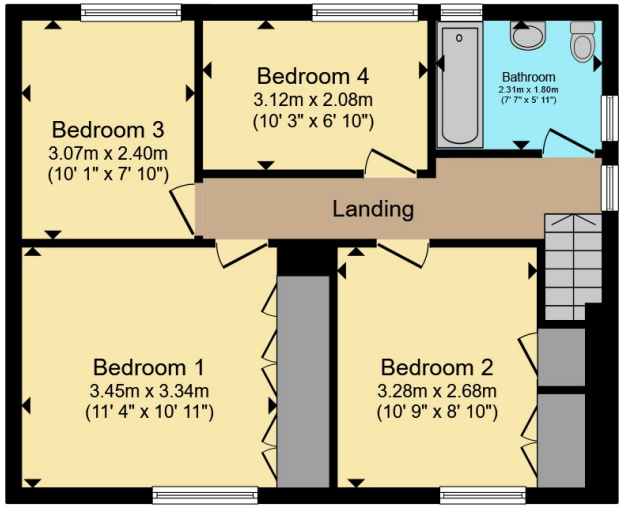
enclosed rear garden with side access, large patio area and laid to lawn. outbuildings suitable for storage







Ground Floor



First Floor





Total floor area 104.0 m² (1,120 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

Connells

To view this property please contact Connells on

T 0117 966 4278
E southville@connells.co.uk

243 North Street Southville
BRISTOL BS3 1JN

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BMR312846

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.