



Connells

Whiteway Close  
Bristol



## Property Description

This attractive 1930's extended semi-detached home has been well maintained and has the extra benefit of being offered with vacant possession. Ideally suited for families, this superb home offers good space with practical accommodation. On the ground floor, there is a front lounge, a second reception room/dining area and an extended kitchen. Further benefits include gas central heating, double-glazed windows, off-street parking and a large south-facing rear garden.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly. The sale of this property is subject to a grant of representation. Please seek an update from the branch with regards to the potential timeframes involved.

## Entrance

An opaque UPVC double glazed double doors to inner porch with glazed panelled door to hallway.

## Hallway

Under stairs storage cupboard, a central heating radiator, stairs rising to the first floor.

## Lounge

13' 4" x 12' ( 4.06m x 3.66m )

A UPVC double glazed bay window to the front aspect, a central heating radiator, wall mounted gas fireplace.

## Dining Room

19' 4" x 11' 5" ( 5.89m x 3.48m )

A UPVC double glazed window to the side and rear, two central heating radiators, wood grain effect fitted laminate floor, coal effect fitted gas fire, space

and area for table and chairs

## Kitchen

12' 11" x 8' 3" ( 3.94m x 2.51m )

Double glazed window to rear with pleasant outlook onto garden.

The kitchen comprising of base and wall units with roll topped

working surfaces incorporating a gas hob with oven below,

plumbing for automatic washing machine, space for fridge/freezer,

double glazed door leading to garden.

## First Floor Landing

A hatch giving access to the loft storage.

## Bedroom One

11' 5" x 11' 4" ( 3.48m x 3.45m )

A UPVC double glazed window to the front aspect, a central heating radiator, mirror fitted wardrobes with hanging rails and built-in shelving.

### Bedroom Two

12' 9" x 10' 2" ( 3.89m x 3.10m )

A UPVC double glazed window to the rear aspect, a central heating radiator , fitted matching

wardrobes, side tables and fitted dresser.

### Bedroom Three

8' 8" x 7' 2" ( 2.64m x 2.18m )

A UPVC double glazed window to the front aspect, a central heating radiator.

### Bathroom

Modern suite with panelled bath with overhead shower, pedestal

hand-wash basin, low level w.c. a central heating radiator, fully tiled around.

### Outside

To The Front

It is mainly laid to block paving offering off street parking with side access and double wrought iron gates.

To The Rear

It has a large south facing garden, with block

paving initially adjoining the property with the remainder having artificial turf, pedestrian side access via side gate leading to front, there is also a gate located to the rear of the garden with pedestrian access onto rear pedestrian lane. The garden has hedge and walled boundaries.

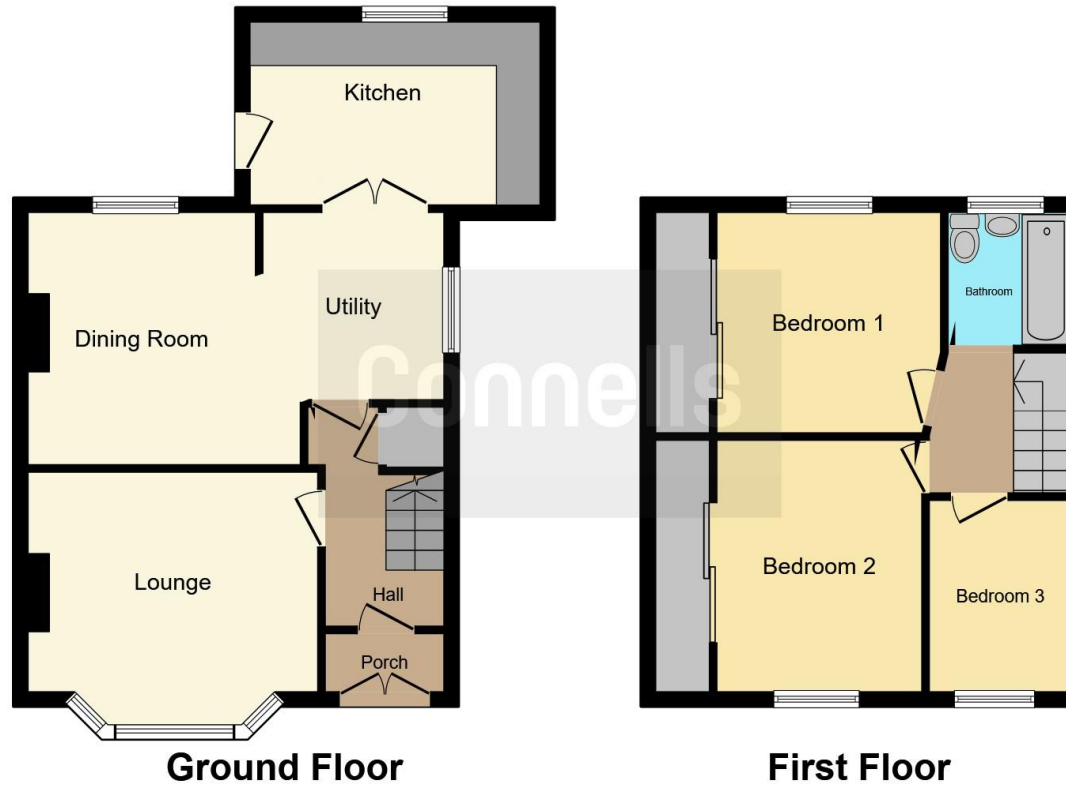
### Agent's Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0117 935 3013**  
**E [kingswood@connells.co.uk](mailto:kingswood@connells.co.uk)**

1 Regent Street Kingswood  
 BRISTOL BS15 8JX

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/KWD310993](http://connells.co.uk/Property/KWD310993)**



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: KWD310993 - 0008