449 Whitehall Road, Whitehall, Bristol, BS5 7BX

£395,000 Freehold



- Lounge/diner
- Kitchen
- Three bedrooms
- Loft with staircase leading up
- Large garden to rear
- Ample space for garage (subject to planning permission)
- Gas central heating
- Viewing advised



Hallway

Living Room
24'0" x 10'3" (7.34m x 3.14m)

Dining Room
11'10" x 10'3" (3.61m x 3.14m)

Kitchen
16'5" x 7'9" (5.01m x 2.37m)

Landing

Bedroom
13'8" x 10'10" (4.17m x 3.31m)

Bedroom
10'9" x 8'10" (3.28m x 2.71m)

Bedroom
8'7" x 7'4" (2.63m x 2.25m)

Bathroom
7'6" x 5'4" (2.29m x 1.65m)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

DW Smith & Company, 54 High St, Hanham, Bristol BS15 3DR **TEL** 0117 967 0900
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PROPERTY TYPE House - End Terrace

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B





Well proportioned and well placed end of terrace home in popular, convenient locality.

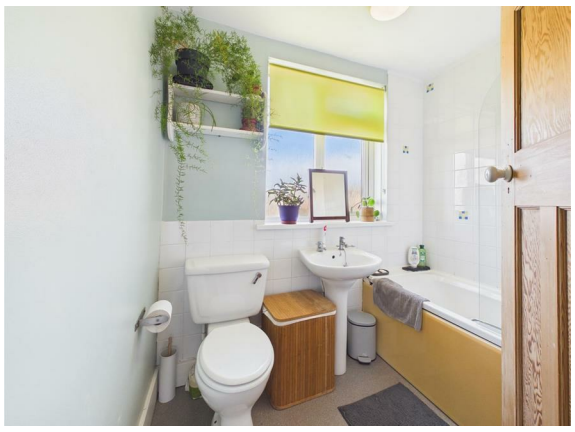
Entrance hallway, through lounge/diner, good sized kitchen.

At the first floor are three bedrooms, a bathroom and a boarded loft with staircase leading upto.

Outside, is a large garden to rear, with vehicular access of a lane with ample space for garage (subject to planning permission).











Potential for extension (subject to planning).



the location

Set in the ever popular Whitehall district offering good access to a range of local amenities, including the shops at Church Road, nearby St Marks Road, St George park, and the Bristol to Bath cycle track. Bristol 1.8 miles Bath 10.8 miles

just a thought...

If you hadn't considered this area before, think again! A decent sized house, with great sized garden, lots of potential for extension (subject to planning permission) and a range of interesting local shops and amenities and greenspaces nearby.