



Grass Meers Drive, Whitchurch

£300,000

- **Energy Rating - D**
- **Garage Conversion**
- **Good Size Lounge**
- **Ample Off Street Parking**

- **Three Bedroom Family Home**
- **Kitchen / Diner With Appliances**
- **Westerly Facing Rear Garden**
- **Gas Central Heating & Upvc Double Glazing**

Located in a highly convenient area, this well-presented family home is within walking distance of local amenities, a nursery, primary schools, and a nearby park — making it an excellent choice for families. Combining style, comfort, and practicality, the property is ready to move straight into.

The accommodation comprises; modern kitchen/diner, complete with integrated appliances and space for a dining table, while the generously sized living room opens onto the enclosed westerly-facing rear garden via sliding doors, creating a superb setting for both relaxation and entertaining.

In addition, the property benefits from a ground floor cloakroom for extra convenience.

Upstairs, the accommodation includes two double bedrooms, a versatile single bedroom, and a family bathroom with a modern white suite.

A particular highlight is the converted garage, now offering a flexible additional living space that could be used as a games room, home office, or family room — perfectly suited to today's lifestyle needs.

Externally, the property features a block-paved driveway with parking for up to three cars. The low-maintenance rear garden combines a patio area with artificial lawn, offering an inviting outdoor retreat.

Lounge 15'11" x 12'0" (4.87 x 3.68)

Kitchen / Diner 12'2" x 9'7" (3.71 x 2.94)

Garage Conversion 16'10" x 7'3" (5.14 x 2.22)

Bedroom One 14'8" x 9'8" (4.49 x 2.97)

Bedroom Two 12'7" x 9'8" (3.85 x 2.97)

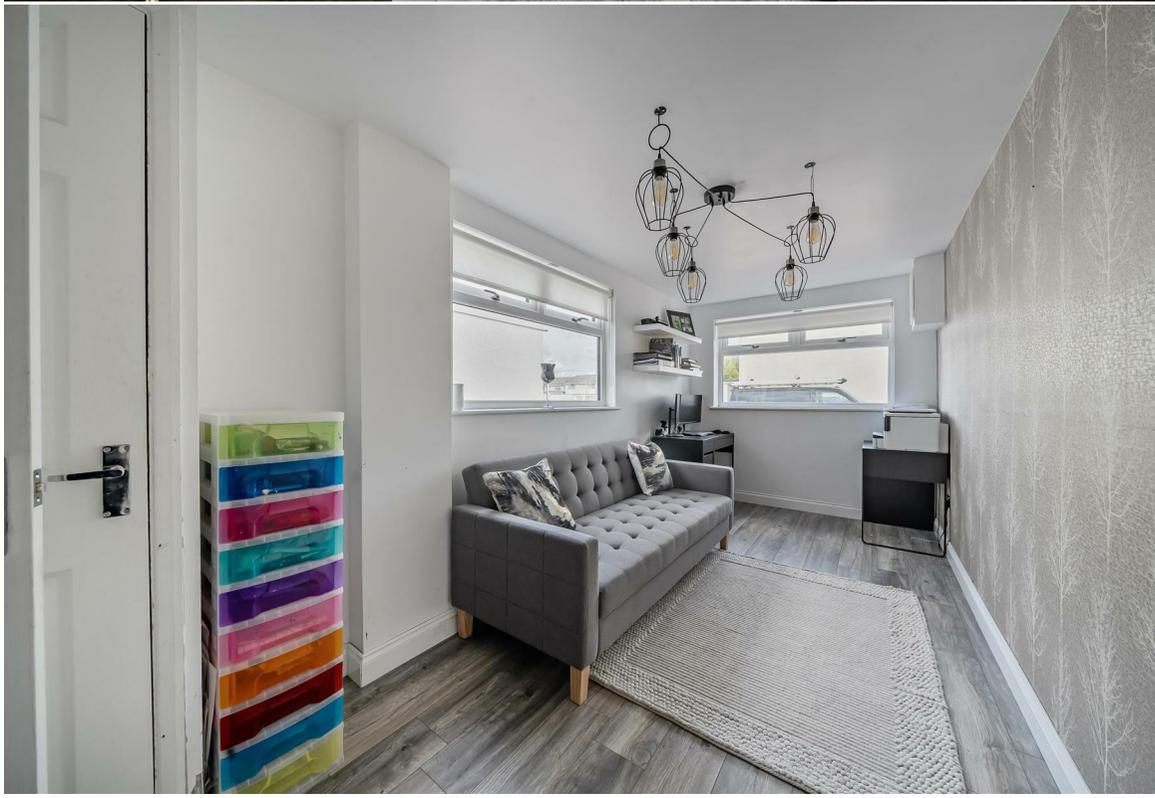
Bedroom Three 9'0" x 6'0" (2.75 x 1.84)

Bathroom 5'10" x 5'5" (1.79 x 1.66)

Tenure Status - Freehold

Council Tax - Band B





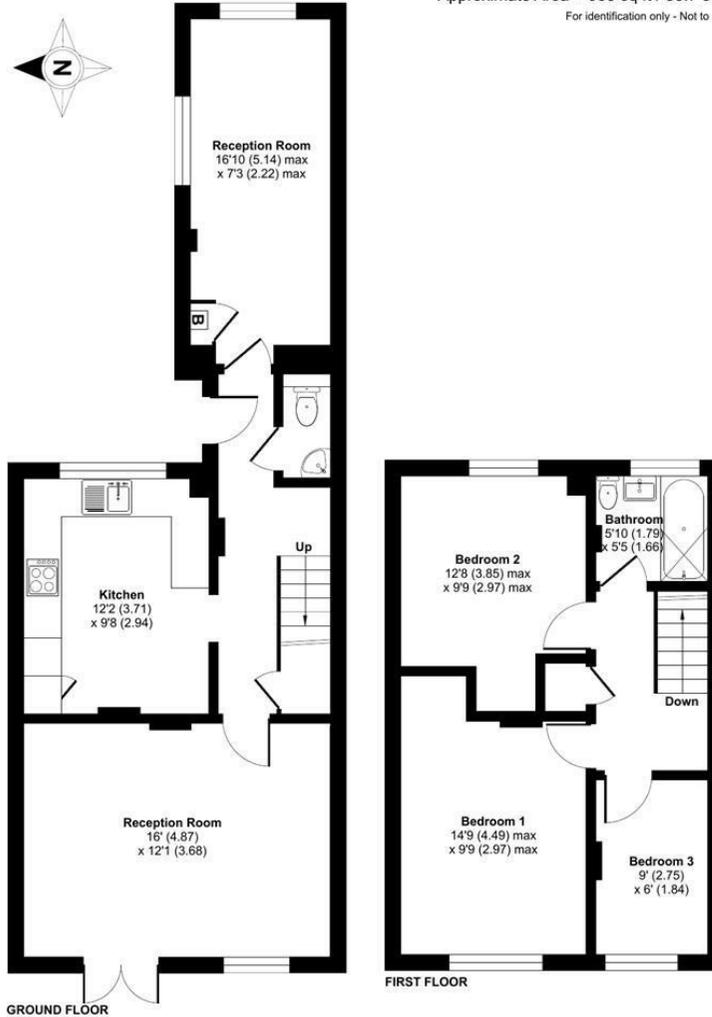




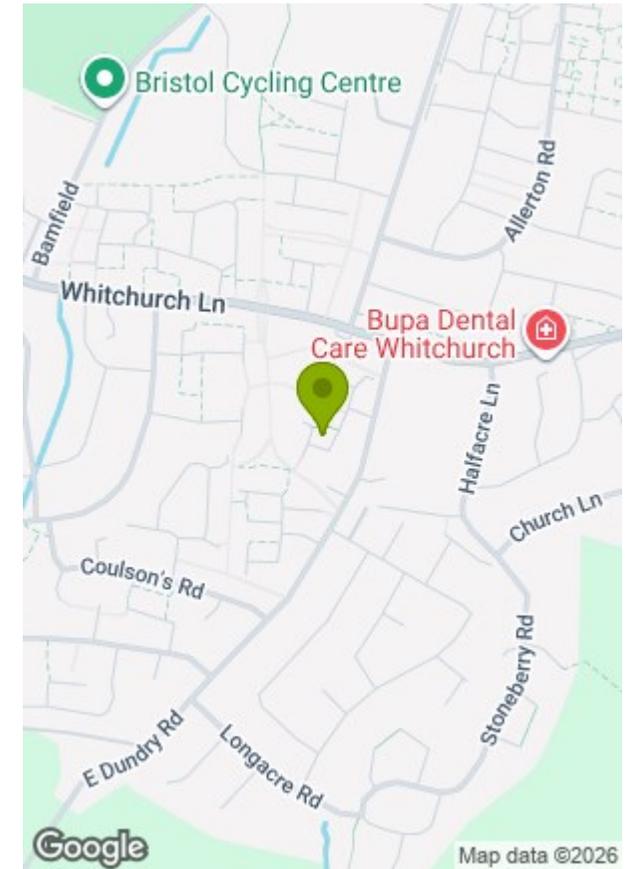


Grass Meers Drive, Bristol, BS14

Approximate Area = 955 sq ft / 88.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. GREENWOODS SALES · LETTINGS · COMMERCIAL
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	68	79
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

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