



- **Energy Rating - D**
- **Full Width Rear Extension**
- **South facing Corner Plot Gardens**
- **Driveway Providing Off Street Parking**

- **'Frances Chalet Style' End Of Terrace Home**
- **Stunning Views Of Surrounding Field**
- **No Onward Chain**
- **Two / Three Bedrooms**

Built in 1966 this distinctive and highly regarded 'Frances Chalet style' end of terrace home on Edgefield Road comes to the market for the very first time since it was built and is offered with no onward chain.

Occupying a beautiful south facing corner plot, the property enjoys mature and well established gardens that provide an excellent sense of space, privacy and greenery, rarely found in modern homes.

Inside, the property has been extended across the full width of the rear, significantly improving the ground floor accommodation and creating a bright open plan living space that works perfectly for modern day living and entertaining. The lounge features a large picture window drawing in plenty of natural light and offering attractive open views.

The fitted kitchen is a good size and comes complete with appliances, offering ample storage and workspace. The converted garage adds further versatility, now providing a useful ground floor cloakroom along with an additional room previously used as a bedroom, ideal as a guest room, home office or hobby space.

Further benefits include ample off street driveway parking to the front of the property.

A rare opportunity to purchase a home full of character and potential in one of Whitchurch's most established and sought after residential locations.

Living Room 15'10" x 11'2" (4.84 x 3.41)

Dining Room 20'3" max x 8'5" max (6.18 max x 2.57 max)

Study 8'11" max x 8'6" (2.74 max x 2.60)

Kitchen 11'0" x 7'9" (3.36 x 2.38)

Bedroom One 12'7" x 11'0" (3.84 x 3.36)

Bedroom Two 11'6" x 8'9" (3.52 x 2.67)

Shower Room 7'1" x 5'3" (2.18 x 1.62)

Tenure Status - Freehold

Council Tax - Band C



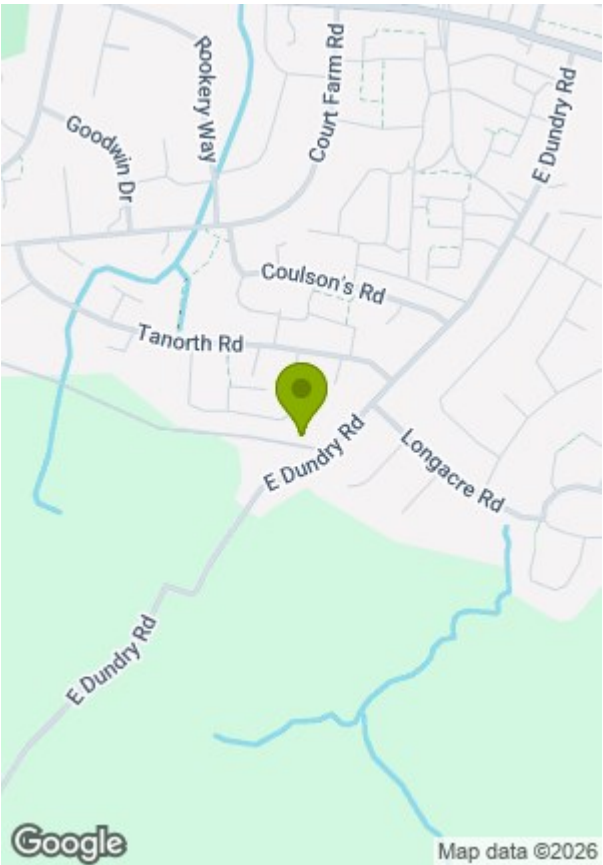






Edgefield Road, Bristol, BS14

Approximate Area = 1110 sq ft / 103.1 sq m  
For identification only - Not to scale



| 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                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.