



Whittock Road, Stockwood

£255,000

- **Energy Rating - D**
- **Two Double Bedrooms**
- **Spacious Lounge**
- **Kitchen With Appliances**
- **West Facing Rear Garden**
- **No Onward Chain**
- **End Of Terrace House**
- **Driveway Providing Off Street Parking**
- **Perfect For First Time Buyers**
- **Nearby Amenities**

Beautifully Presented Two-Bedroom Home on Whittock Road - Chain-Free, West-Facing Garden, and Move-In Ready

Welcome to Whittock Road in Stockwood - a popular, well-established neighbourhood that's always in demand. With excellent access to local schools, shops, bus routes, and everyday conveniences, this is the sort of location that really does make day-to-day living that little bit easier. You're also just a short stroll from the much-loved Stockwood Open Space, perfect for weekend walks or letting the dog stretch its legs.

Now, the property itself has been presented to a very good standard throughout, offering bright, welcoming spaces and everything you need to settle in straightaway. The kitchen comes fully equipped with a cooker and hood, washing machine, freezer, and dishwasher.

Inside, there's a comfortable lounge centred around an electric fireplace, a light and airy kitchen/breakfast room opening directly onto the garden, two proper double bedrooms, and a family bathroom.

Step outside and you'll find one of the home's real highlights: a west-facing rear garden. It's arranged over two levels, well tended, and catches the afternoon and evening sunshine beautifully - a real bonus. You also have off-street parking on the double driveway, along with UPVC double glazing and gas central heating.

With no onward chain, this is a superb opportunity - ideal for first-time buyers, downsizers, or anyone looking for a sensible, well-maintained home in a consistently popular spot.

A solid property in a great location - definitely one to come and see.

Lounge 15'8" max x 12'1" max (4.78 max x 3.70 max)

Kitchen 11'1" x 10'2" (3.40 x 3.12)

Utility 4'1" x 3'6" (1.26 x 1.09)

Bedroom One 15'8" x 10'5" (4.80 x 3.20)

Bedroom Two 11'8" max x 10'11" max (3.56 max x 3.34 max)

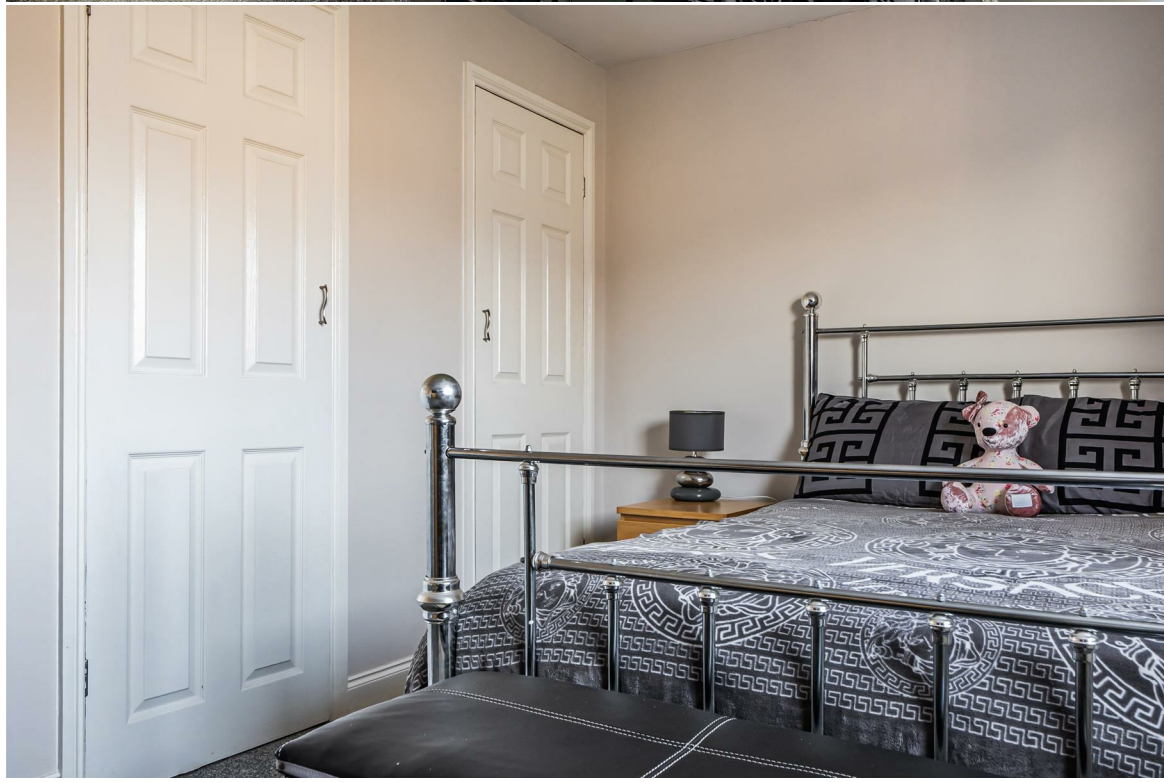
Council Tax Band - B

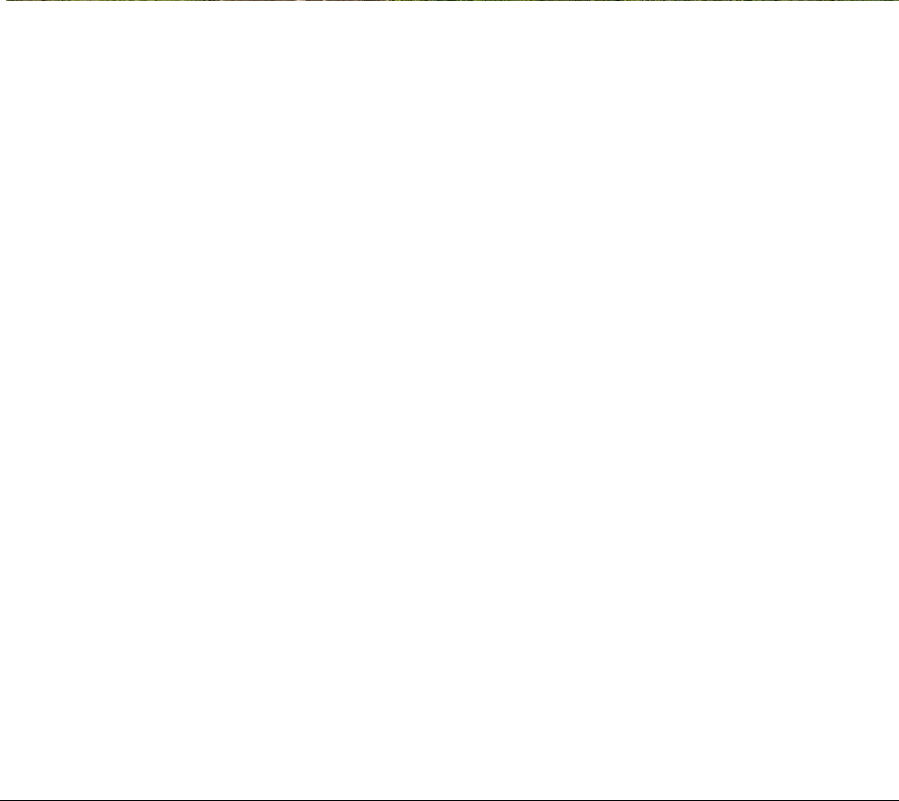
Tenure Status - Freehold





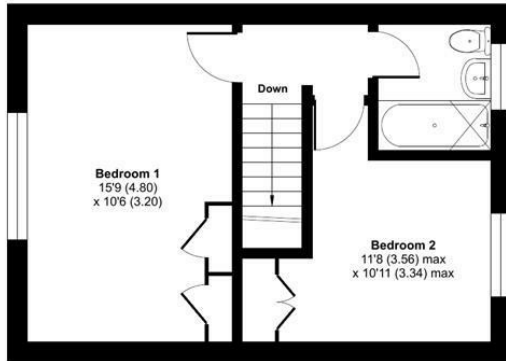




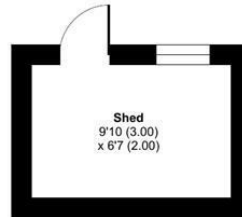


Whittock Road, Bristol, BS14

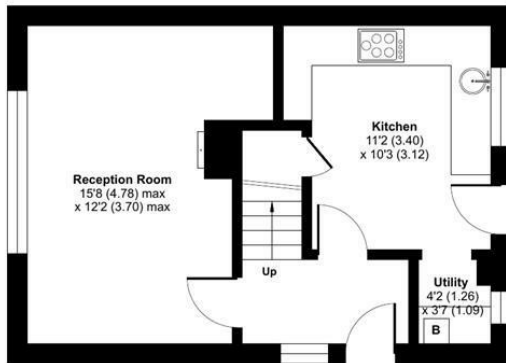
Approximate Area = 718 sq ft / 66.7 sq m
 Outbuilding = 65 sq ft / 6 sq m
 Total = 783 sq ft / 72.7 sq m
 For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



GROUND FLOOR

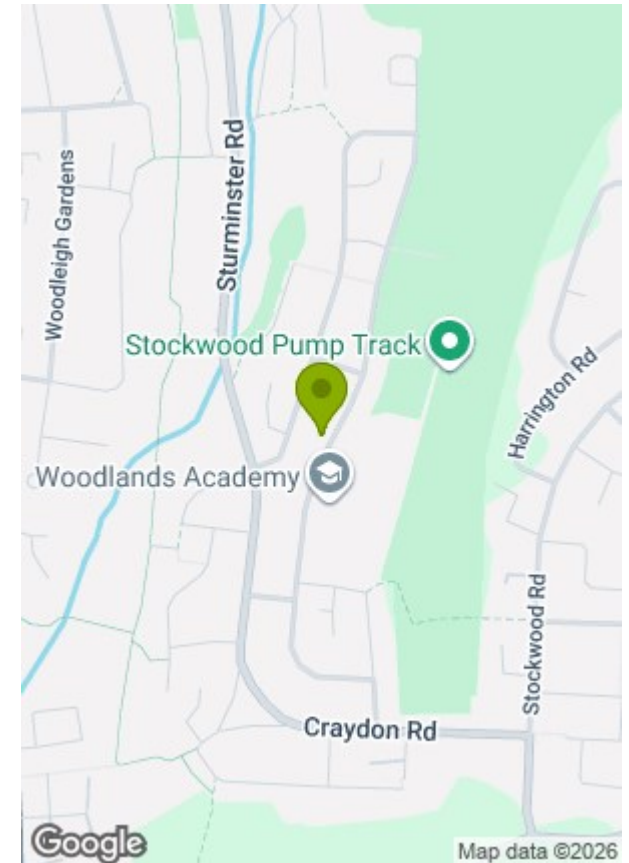


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1383425

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Energy Efficiency Rating

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		
	67	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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		
England & Wales	EU Directive 2002/91/EC	

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