



**Pinkhams Twist, Whitchurch**

**£237,500**

- **Energy Rating - C**
- **Two Double Bedrooms**
- **Fitted Kitchen**
- **No Onward Chain**
- **End Of Terrace House**
- **Loung / Diner**
- **Garage**
- **Close To Local Amenities**

A well Presented Two-Bedroom Home with Westerly Facing Garden and Garage – No Onward Chain

Situated in the ever-popular Whitchurch area of South Bristol, this well-maintained and attractively presented home offers bright, comfortable living space ideal for first-time buyers, downsizers, or landlords seeking a ready-to-let investment.

The ground floor features a welcoming lounge/diner filled with natural light, thanks to patio doors that open directly onto the westerly facing rear garden — perfect for enjoying sunny afternoons and al fresco dining. The modern kitchen is separate from the living area, offering good storage and functionality.

Upstairs, you'll find two generously sized double bedrooms and a family bathroom. The property also benefits from gas central heating via a combination boiler, double glazing throughout, and a detached garage.

Whitchurch continues to be a favourite for buyers due to its convenient location, excellent transport links, and proximity to a wide range of local amenities, including shops, schools, parks, and health facilities. Asda, Imperial Retail Park, and South Bristol Community Hospital are all within easy reach.

Offered with no onward chain, this is a must-see property that combines practicality, presentation, and potential.

Lounge / Diner 14'9" x 11'7" (4.51 x 3.55)

Kitchen 11'1" max x 7'1" max (3.38 max x 2.17 max)

Bedroom One 11'8" max x 9'4" (3.56 max x 2.87)

Bedroom Two 11'9" x 8'2" (3.6 x 2.5)

Bathroom 5'10" x 5'2" (1.78 x 1.58)

Garage 17'7" x 8'0" (5.36 x 2.44)

Tenure Status - Freehold

Council Tax - Band B





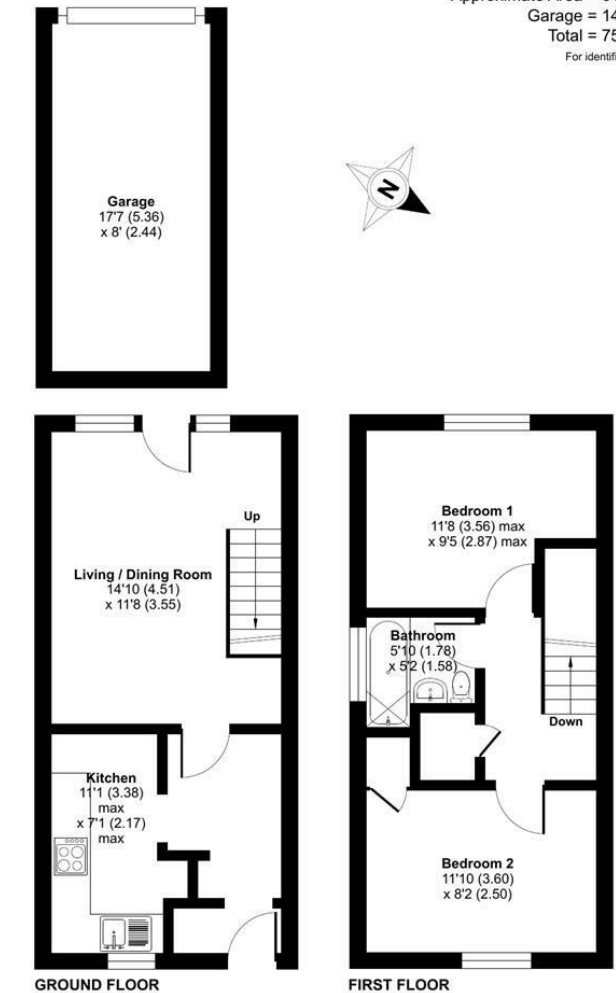






Pinkhams Twist, Bristol, BS14

Approximate Area = 614 sq ft / 57 sq m  
Garage = 141 sq ft / 13 sq m  
Total = 755 sq ft / 70 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). © nrichcom 2025. GREENWOODS SALES • LETTINGS • COMMERCIAL



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 88        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (82 plus) <b>A</b>                                              |                         |           |
| (61-81) <b>B</b>                                                |                         |           |
| (49-60) <b>C</b>                                                |                         |           |
| (35-48) <b>D</b>                                                |                         |           |
| (29-34) <b>E</b>                                                |                         |           |
| (21-28) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| 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.