



- Energy Rating - C
- Southerly Facing Rear Garden
- Separate Lounge & Dining Room
- Garage & Driveway
- Gas Central Heating

- Semi Detached Bungalow
- Two Double Bedrooms
- Kitchen & Breakfast Room
- Bathroom with Separate Shower
- Upvc Double Glazing

A spacious semi-detached bungalow situated on a highly sought-after stretch of Whitchurch Lane.

This well-presented home offers generous accommodation, including a spacious, welcoming entrance hallway, two double bedrooms, a separate lounge and dining room, and a kitchen with an adjoining breakfast area. The bathroom features both a bath and a separate shower for added convenience.

Outside, a private driveway and garage provide ample off-street parking. The attractive, well-established south-facing rear garden includes a patio area - perfect for relaxing or entertaining.

Additional benefits include gas central heating via a combination boiler (installed approximately five years ago) and UPVC double glazing throughout - the front windows were replaced around two years ago, with the rear updated six to seven years ago.

Originally built in the 1960s, this much-loved home is coming to the market for the first time in over 40 years.

Entrance Hallway 19'7" x 6'0" (5.99 x 1.83)

Reception Room 12'11" x 11'10" (3.96 x 3.63)

Dining Room 11'10" x 11'10" (3.63 x 3.63)

Kitchen 8'5" x 8'0" (2.59 x 2.44)

Breakfast Room 16'4" x 6'0" (5.0 x 1.85)

Bedroom One 13'1" x 10'11" (4.01 x 3.35)

Bedroom Two 11'10" x 10'5" (3.61 x 3.18)

Bathroom 6'7" x 6'7" (2.01 x 2.01)

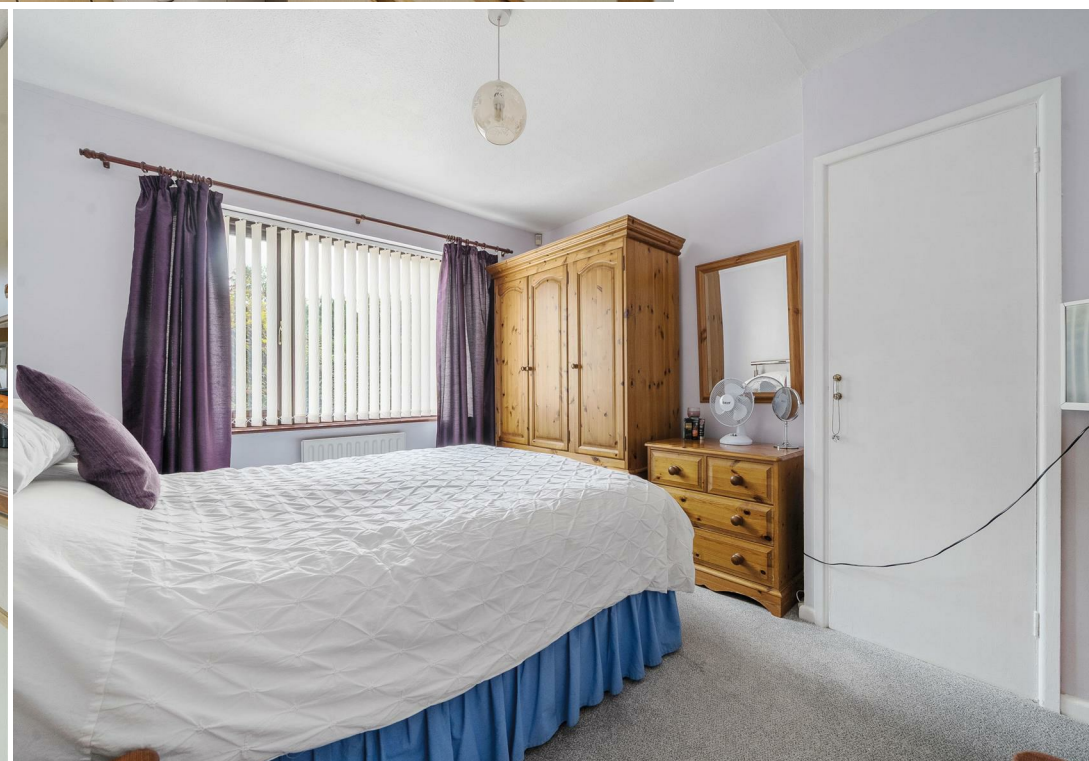
Garage 15'1" x 8'3" (4.60 x 2.54)

Tenure Status - Freehold

Council Tax - Band D







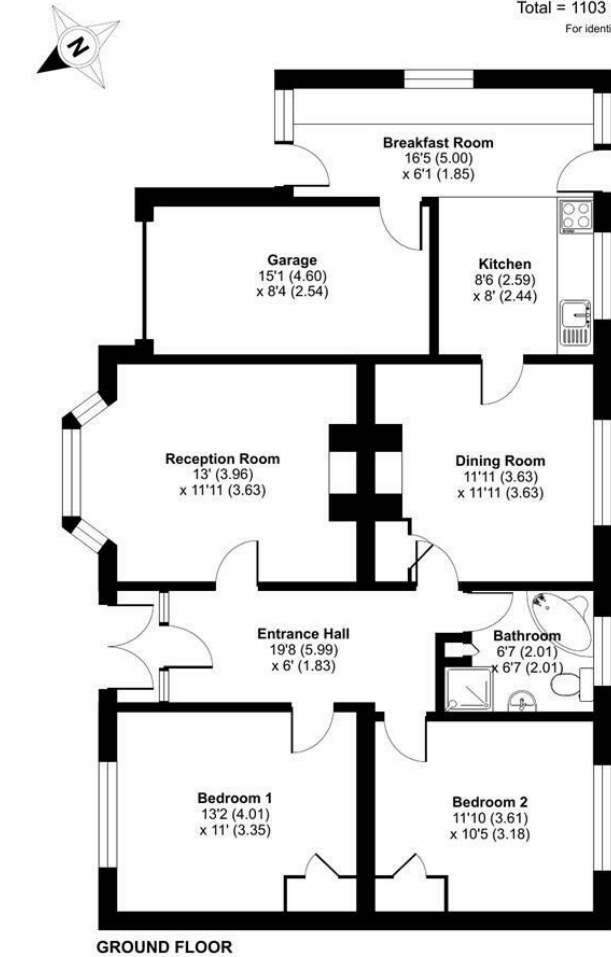






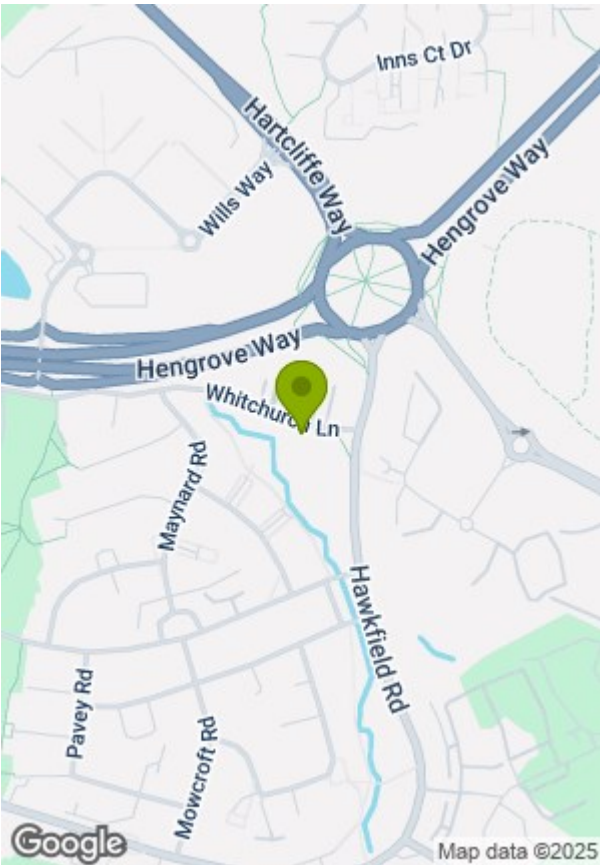
Whitchurch Lane, Bishopsworth, Bristol, BS13

Approximate Area = 979 sq ft / 90.9 sq m
Garage = 124 sq ft / 11.5 sq m
Total = 1103 sq ft / 102.4 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). Produced for Greenwoods Property Centre. REF: 1330683

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(1-20) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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