



Allerton Road, Whitchurch

Offers In Excess Of

- **Energy Rating - C**
- **South West Facing Garden**
- **Garage & Driveway**
- **En-Suite**
- **Three Bedroom Semi Detached Home**
- **UPVC Double Glazed & Gas Central Heating**
- **Sought After Location**
- **Close to Local Amenities**

Nestled in the highly sought-after Allerton Road, Whitchurch, this property exemplifies comfortable family living with its spacious design and convenient location.

Designed with modern family life in mind, the home features generous proportions and versatile spaces. The ground floor includes a spacious sitting room, perfect for relaxation and entertaining, alongside a well-appointed kitchen with French doors that open out to the rear garden. This area also connects to the garage. A family bathroom on this level includes a freestanding bath and separate shower.

Upstairs, three well-sized bedrooms offer ample space, with the primary bedroom benefiting from an en-suite. Practical features such as off-street parking, convenient side access to the south-west facing garden (laid with both patio and lawn), a garage, UPVC double glazing, and gas central heating further enhance the home's appeal.

Externally this property benefits a driveway, garage with electricity, front and rear gardens which have been landscaped by the current owners.

Positioned in a prime location, residents enjoy easy access to a wide range of amenities, including the vibrant Hengrove Leisure Park, South Bristol Skills Academy, and South Bristol Community Hospital. Entertainment, dining, and essential services, such as local schools and supermarkets—including Asda—are all within close reach. For commuters, the proximity to the A4174 offers swift connections to Bristol Airport, while the Metro Link provides seamless transport to the City Centre.

Don't miss your chance to experience the charm and convenience of

Lounge 14'11" into recess x 10'11" (4.56 into recess x 3.33)

Kitchen 11'0" x 9'9" (3.36 x 2.98)

Bathroom 7'9" x 6'0" (2.37 x 1.83)

Bedroom One 16'0" x 11'0" (4.90 x 3.37)

Both at max

En-Suite 8'4" into shower x 3'10" (2.55 into shower x 1.18)

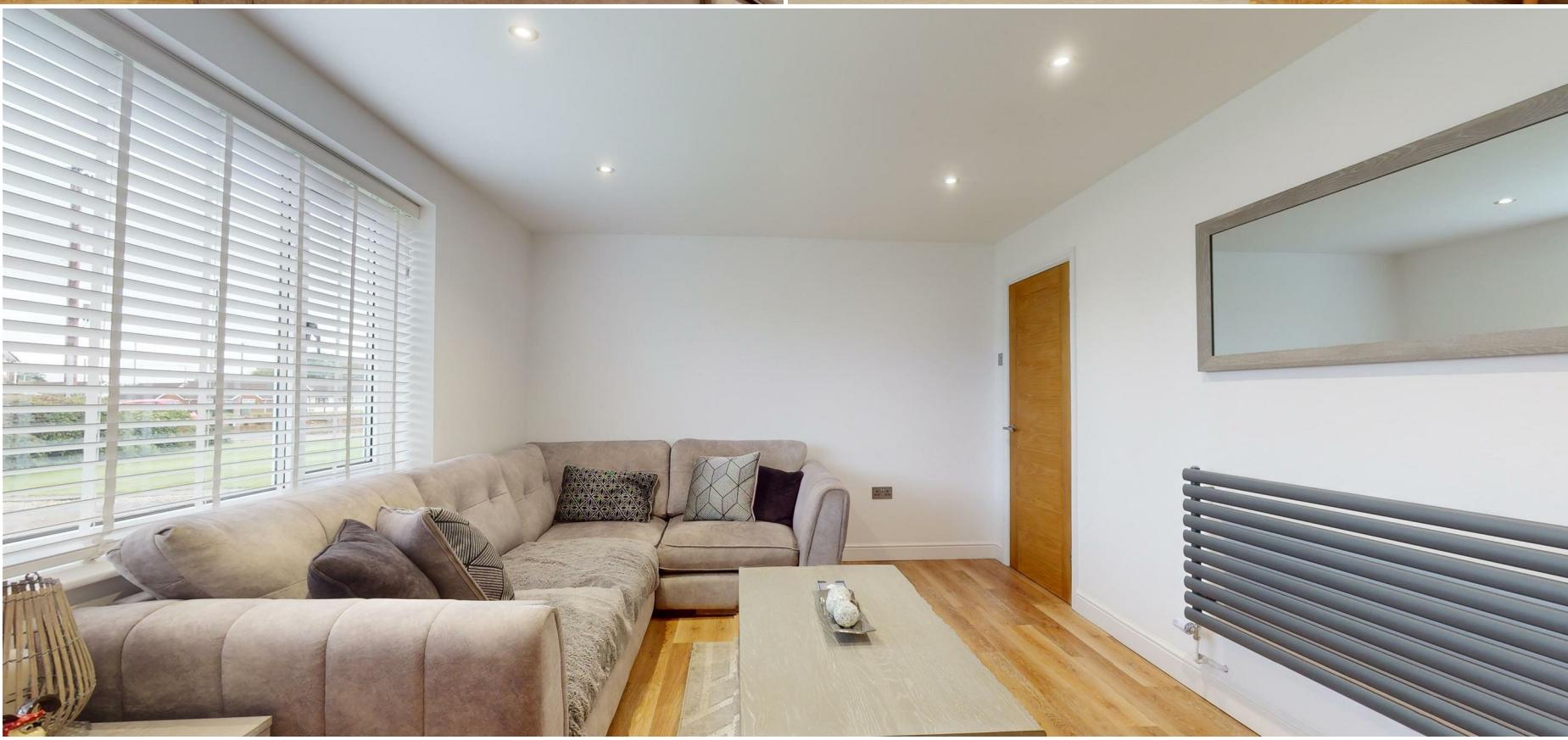
Bedroom Two 10'10" x 7'5" (3.31 x 2.28)

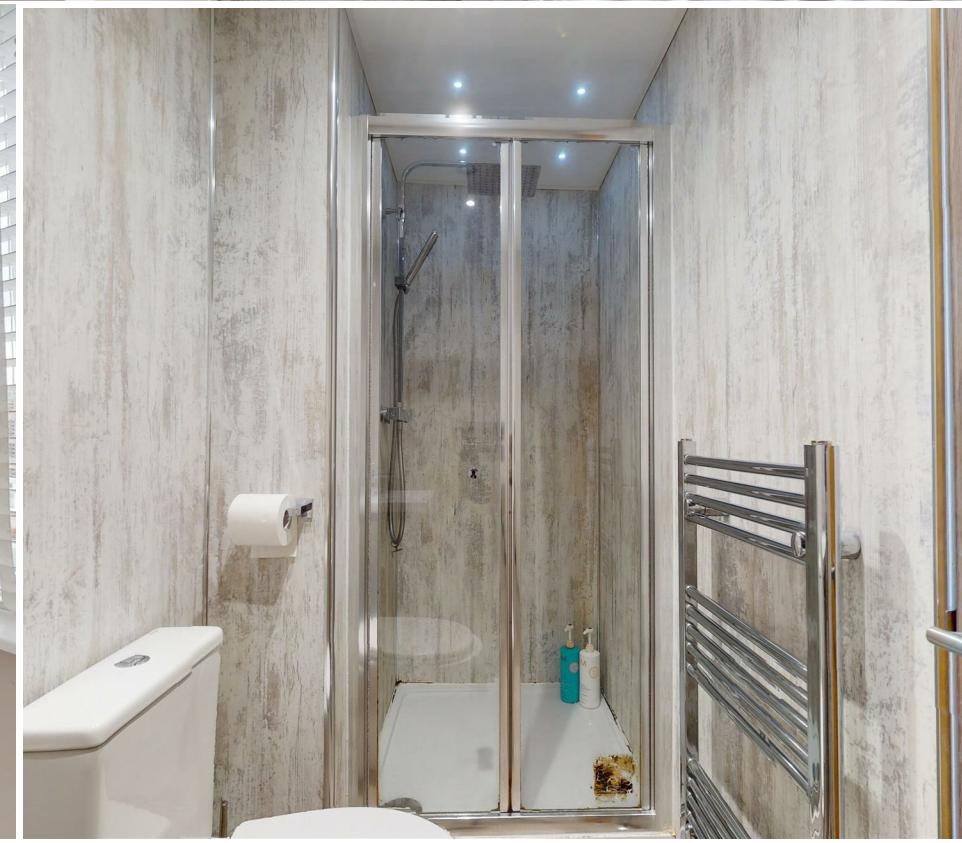
Bedroom Three 8'1" x 7'11" (2.48 x 2.42 )

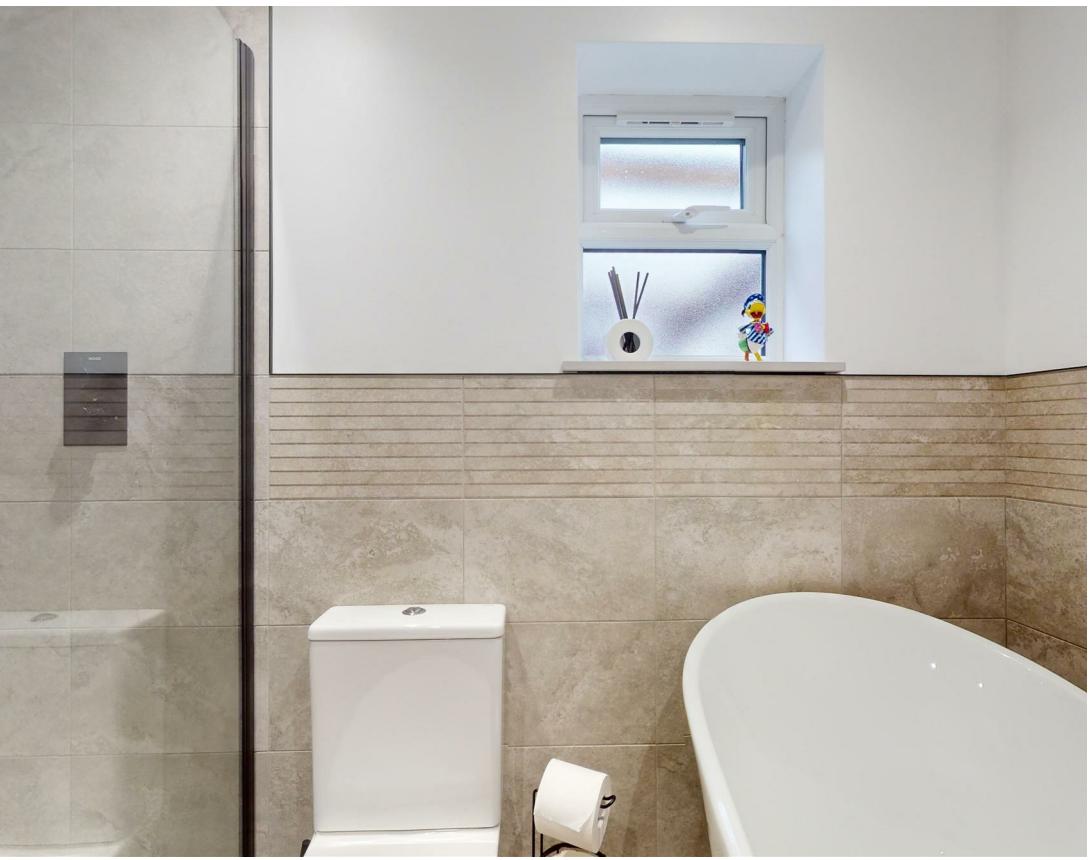
Tenure - Freehold

Council Tax Band - C



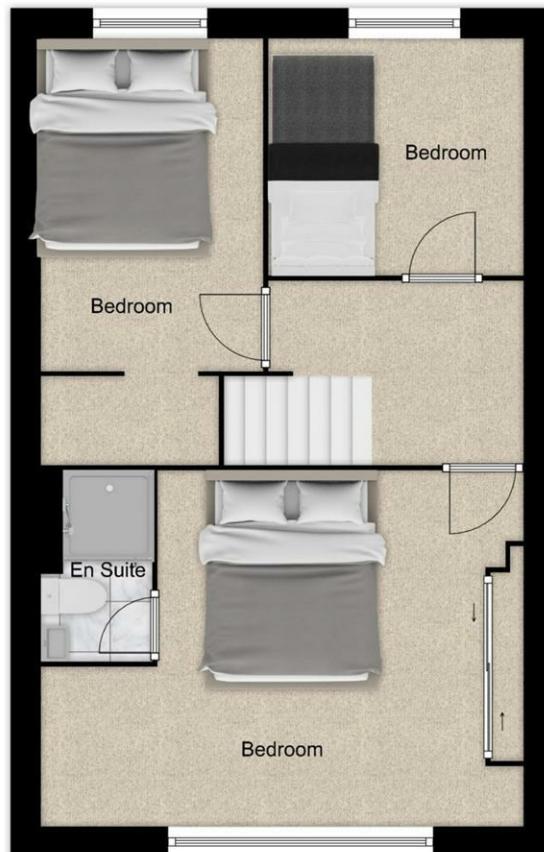




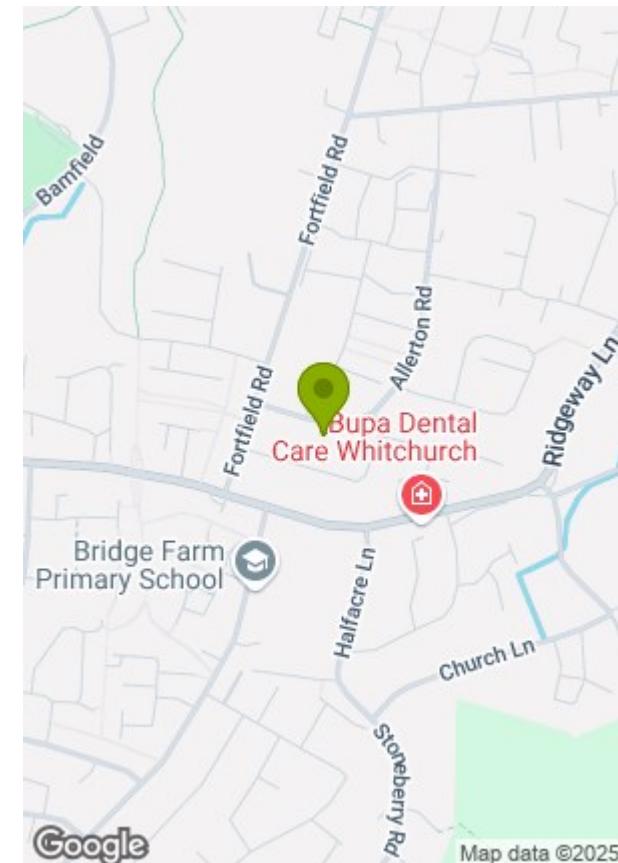








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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(35-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			

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