

Whitehall Road Bristol BS5 7BU • £275,000



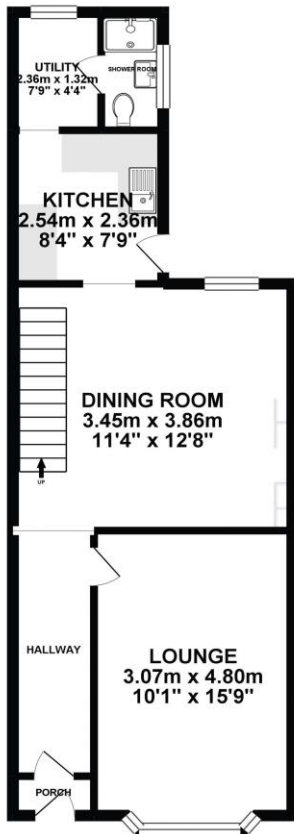
2 BEDROOMS • 2 BATHROOMS • 2 RECEPTIONS • TENURE: Freehold

VICTORIAN TERRACE  
2 DOUBLE BEDROOMS  
PERIOD FEATURES  
DUAL FUEL BURNER  
PARKING SPACE AT REAR  
UPVC DOUBLE GLAZING  
GAS CENTRAL HEATING  
SOUTH WESTERLY FACING GARDEN

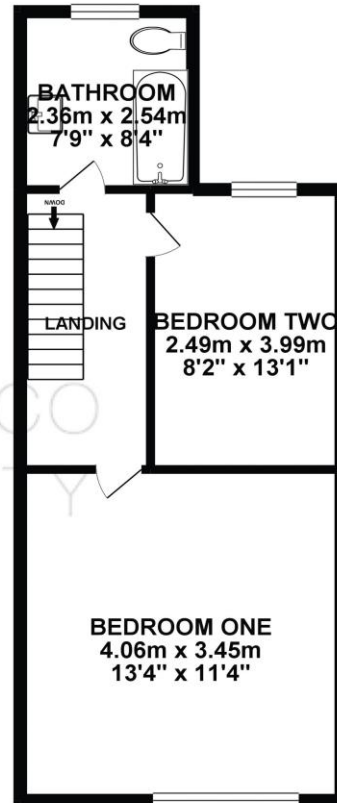
Check out this lovely 2 bedroom Victorian house, situated in the heart of Whitehall and close to the ever popular St George's Park. To the ground floor, the property has a great size lounge with period fireplace, separate full width dining room with dual fuel stove. Leading on from the dining room is a modern Ikea fitted kitchen and utility area with a shower room & WC. To the first floor there is a stylish bathroom suite and 2 great size double bedrooms. There is a south westerly facing courtyard garden to the rear providing parking for one car. Further benefits include stripped flooring to the lounge and dining area, gas central heating & double glazing. Must be seen to be appreciated, call now!!



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Room sizes

### GROUND FLOOR

Entrance Porch

Hallway

Lounge

15' 9" x 10' 1" (4.80m x 3.07m)

Dining Room

12' 8" x 11' 4" (3.86m x 3.45m)

Kitchen

8' 4" x 7' 9" (2.54m x 2.36m)

Utility Room

7' 9" x 4' 4" (2.36m x 1.32m)

Shower Room

### FIRST FLOOR

Landing

Bedroom One

11' 4" x 13' 4" (3.45m x 4.06m)

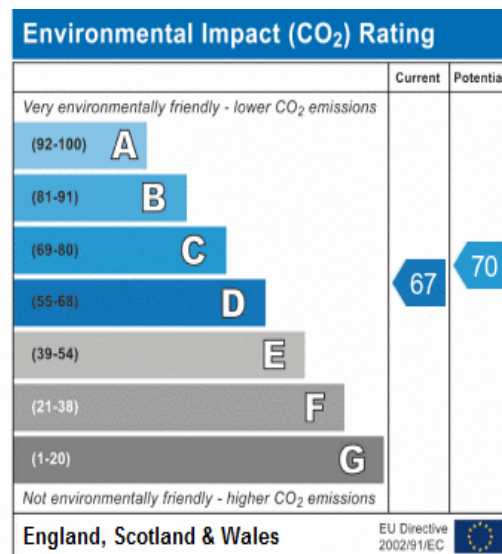
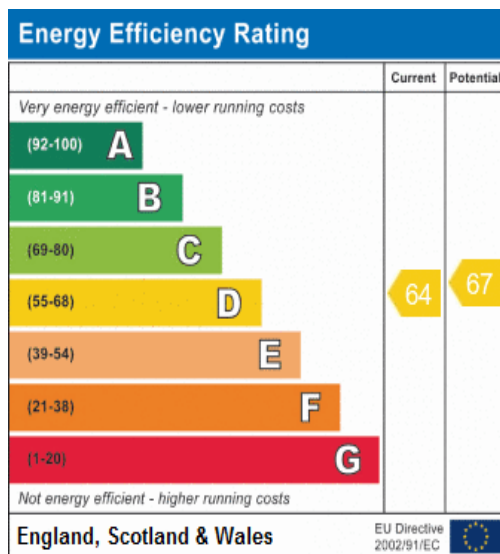
Bedroom Two

8' 2" x 13' 1" (2.49m x 3.98m)

Bathroom

7' 9" x 8' 4" (2.36m x 2.54m)





## General information

Money Laundering Regulations 2003 – Intending purchasers will be asked to produce identification documents prior to the agreement of a sale. You will be informed of acceptable documentation upon making an offer to this office.

These particulars do not constitute part or all of an offer of contract.

The measurements indicated are supplied for guidance only and as such must be considered approximate.

Potential buyers are advised to recheck the measurements before committing to any expense.

House + Co Property have not tested any equipment, fixture, fitting, apparatus or services and cannot guarantee that they are in working order.

House + Co Property have not sought to verify the legal title of the property and the buyers must obtain verification from their legal representative.

House + Co Property prepared these details for themselves in good faith and whilst believed to be correct, we give notice that none of the statements contained in these particulars for this property are to be relied upon as statements or representation of fact. Some statements are inevitably subjective, and are therefore the view of the author at the time the information was prepared. If any items are important to you, then please check with the office first, especially if you are travelling some distance to view.

## Note regarding floorplan

The computer-generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for accuracy. Purchasers should satisfy themselves as to the layout of the property prior to making any decision to buy.