

Westminster Road Bristol BS5 9AW • **OIEO £325,000**



2 BEDROOMS • 1 BATHROOMS • 2 RECEPTIONS • TENURE: Freehold

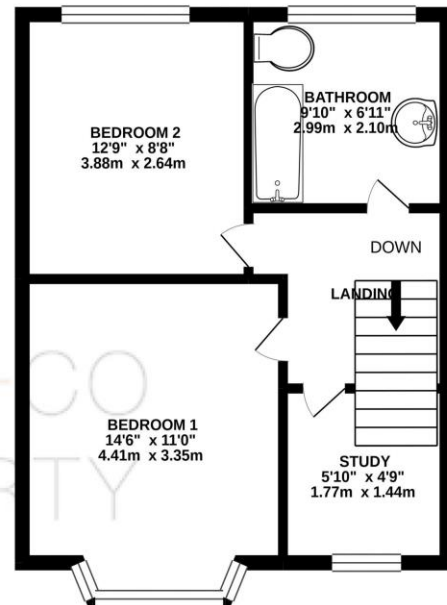
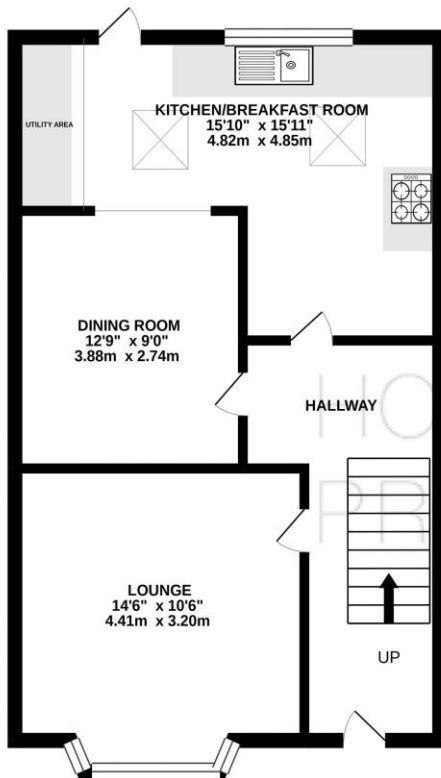
NO CHAIN
EXTENDED
TWO DOUBLE BEDROOMS
STUDY/OFFICE ROOM
VERISURE HOME SECURITY
DOUBLE GLAZING
GAS CENTRAL HEATING
RECENTLY RENOVATED
SOUGHT AFTER LOCATION
BAY LOUNGE

Set on a sought after road in popular Whitehall, within the catchment area of the 'Outstanding' [Ofsted] Whitehall Primary School, the greenery of St Georges Park, Bristol & Bath cycle path and vibrant Church Road five star rated amenities sits this recently renovated and extended two bedroom + study period home! The property comprises of an entrance hallway leading to a bay lounge, separate dining room and a contemporary kitchen/breakfast with a utility area to the ground floor along with a spacious modern family bathroom, two double bedrooms and study/office room to the first floor. Further benefits includes; Verisure home security, gas central heating via a combination boiler, double glazing, period features, private and landscaped rear garden and NO CHAIN!



GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.

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.
Made with Metropix ©2020



Room sizes

GROUND FLOOR

Entrance Hallway

Lounge

14' 6" x 10' 6" (4.42m x 3.20m)

Dining Room

12' 9" x 9' 0" (3.88m x 2.74m)

Kitchen/Breakfast Room

15' 11" x 15' 10" (4.85m x 4.82m)

Utility Area

FIRST FLOOR

Landing

Bedroom 1

14' 6" x 11' 0" (4.42m x 3.35m)

Bedroom 2

12' 9" x 8' 8" (3.88m x 2.64m)

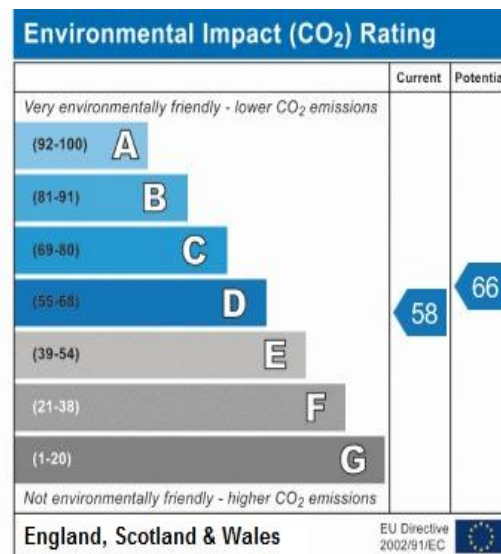
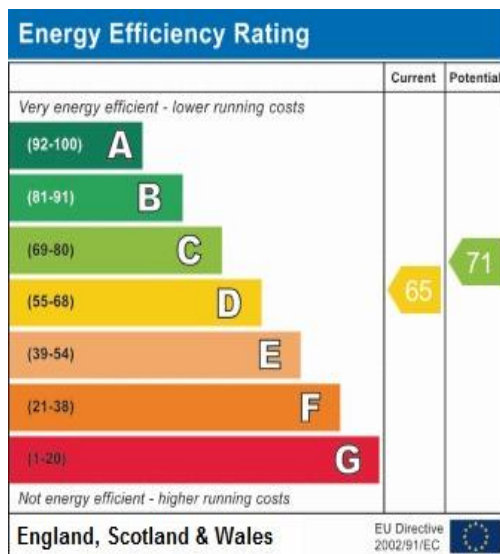
Study

5' 10" x 4' 9" (1.78m x 1.45m)

Bathroom

9' 10" x 6' 11" (2.99m x 2.11m)





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.