

Offers in excess of £310,000
Mile Walk, Whitchurch, Bristol, BS14 0RP



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*** NO ONWARD CHAIN ***

Located along the sought after Mile Walk, Whitchurch. This three bedroom terraced home of around 1,278 square foot is set away from the road in peaceful surroundings with front and rear gardens and rear access to the garage.

The property features an entrance porch, downstairs cloakroom, study, lounge, an extended open-plan kitchen/dining room with kitchen worktops/ cupboards and fitted appliances.

On the first floor there are two double bedrooms, both the first & third bedrooms offer wardrobe space, a single bedroom, a bathroom, a spacious landing with a cupboard holding a new combi boiler and access to the loft space.

The property benefits from gas central heating and double glazing throughout.

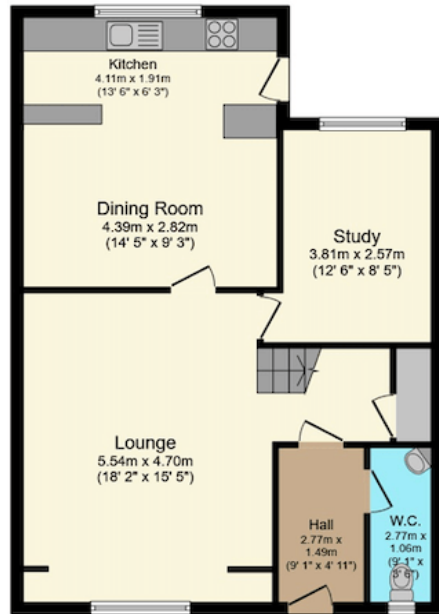
To the rear an enclosed fenced private garden with laid to lawn, decked seating area and rear access via the wooden back gate.

The property is just four miles south of Bristol city centre. Road connections are excellent with the A37 providing routes to Bristol and Bath.

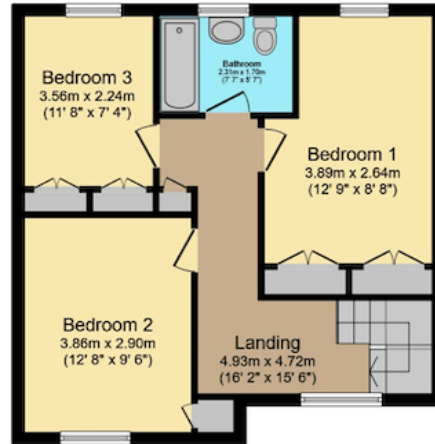
The property is a 5 minute walk to the metro-bus that will take you into the town centre in 20 minutes. The local schools are reputable with Oasis Academy, St Bernadette's/ Perry Court E-Act Academy/Bridge Farm Primary School.

The nearest railway station is Temple Meads which is around a 10 minute drive and provides a varied link of direct destinations including London in as little as 98 minutes. The local area offers Hengrove leisure park, South Bristol Hospital, eateries of Gilda Parade, Whitchurch sports centre, local convenience store and supermarkets.

The property is just a short drive out to the countryside of Somerset, this can make an ideal first time home.



Ground Floor
Floor area 68.5 sq.m. (737 sq.ft.) approx

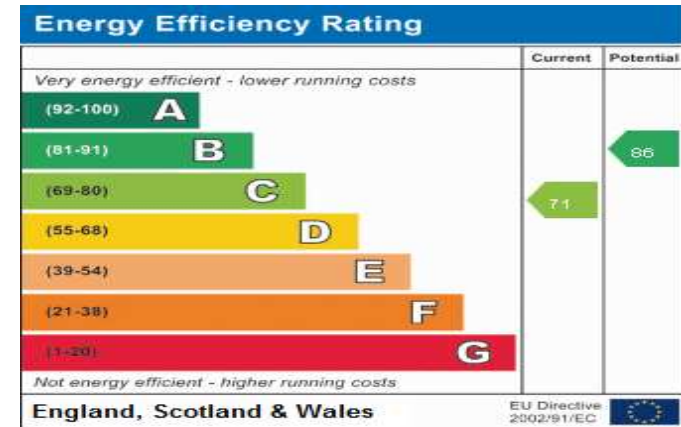


First Floor
Floor area 50.2 sq.m. (541 sq.ft.) approx

Total floor area 118.7 sq.m. (1,278 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

These particulars, whilst believed to be accurate are set out as a general outline 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 working with/for moving you has authority to make or give any representation or warranty in respect of the property.



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