

Connells

Whiteway Road
Bristol

Whiteway Road
Bristol BS5 7QS

for sale offers in excess of
£325,000







Property Description

Situated along Whiteway Road in Bristol, this traditional two-bedroom mid-terraced property offers a versatile arrangement of accommodation across two floors, making it an appealing opportunity for a variety of purchasers. The ground floor comprises an entrance porch leading into the hallway, providing access to two separate reception rooms. The front reception room benefits from an attractive bay window, while the second reception room offers additional space for dining, entertaining or everyday family living. Towards the rear of the property is the kitchen, which leads through to a useful utility area, providing additional space for household appliances and storage. Upstairs, the first floor comprises two bedrooms, including a generously proportioned principal bedroom extending across the front of the property. A family bathroom completes the accommodation. Externally, the property benefits from a traditional frontage and an enclosed rear garden incorporating a paved seating area, lawn and established planting, providing space for outdoor relaxation and entertaining. Whiteway Road is conveniently located for a range of local shops, schools and everyday amenities, with access to Fishponds, Kingswood and Bristol city centre. Offering a traditional layout with versatile living accommodation and outdoor space, this property presents an excellent opportunity for purchasers seeking a home they can personalise to their own requirements.

Entrance Porch

Accessed via the front entrance door, the porch provides a useful entrance space with a further door leading into the hallway.

Entrance Hall

Providing access to the ground-floor accommodation, with stairs rising to the first-floor landing.

Reception Room One

11' 11" x 9' 11" (3.63m x 3.02m)

Bay window to the front aspect allowing natural light into the room. Offering a traditional reception space suitable for use as a lounge, with access from the entrance hallway.

Reception Room Two

12' x 11' 11" (3.66m x 3.63m)

Window to the rear aspect. A generously proportioned second reception room providing versatile

accommodation, suitable for use as a dining room, additional sitting room or family living area, with

access through to the kitchen.

Kitchen

10' 4" x 6' 9" (3.15m x 2.06m)

Window to the side aspect. Kitchen accommodation with cupboard and worktop space, with access to the second reception room and additional utility area.

Utility Area

7' x 4' 2" (2.13m x 1.27m)

Positioned beyond the kitchen, providing additional space for household appliances and storage, offering a practical extension to the kitchen accommodation.

First Floor Landing

Stairs rising from the ground floor, providing access to both bedrooms and the family bathroom.

Bedroom One

14' 11" x 10' (4.55m x 3.05m)

Window to the front aspect. A generously proportioned principal bedroom extending across the front of the property, offering ample space for bedroom furniture and additional storage.

Bedroom Two

11' 11" x 9' 4" (3.63m x 2.84m)

Window to the rear aspect. A well-proportioned second bedroom offering versatile accommodation

suitable for use as a bedroom, guest room or home office.

Family Bathroom

8' 2" x 7' 1" (2.49m x 2.16m)

Window to the side aspect. Bathroom accommodation comprising a bath, wash-hand basin and WC, as indicated on the floor plan.

Outside

To The Front

The property benefits from a traditional stone-fronted exterior with an attractive bay window

and

contrasting entrance door. A small enclosed frontage is bordered by metal railings, with a pathway

providing access to the main entrance. The property's characterful appearance complements the

surrounding established terraced homes along Whiteway Road.

To The Rear

The property benefits from an enclosed rear garden incorporating a combination of paved seating areas and lawn, providing versatile outdoor space for relaxation and entertaining. The garden features established planting, raised borders and a useful timber storage shed, with boundary fencing providing separation from neighbouring properties. An additional courtyard-style area immediately to the rear of the property offers further space for outdoor furniture and seating.







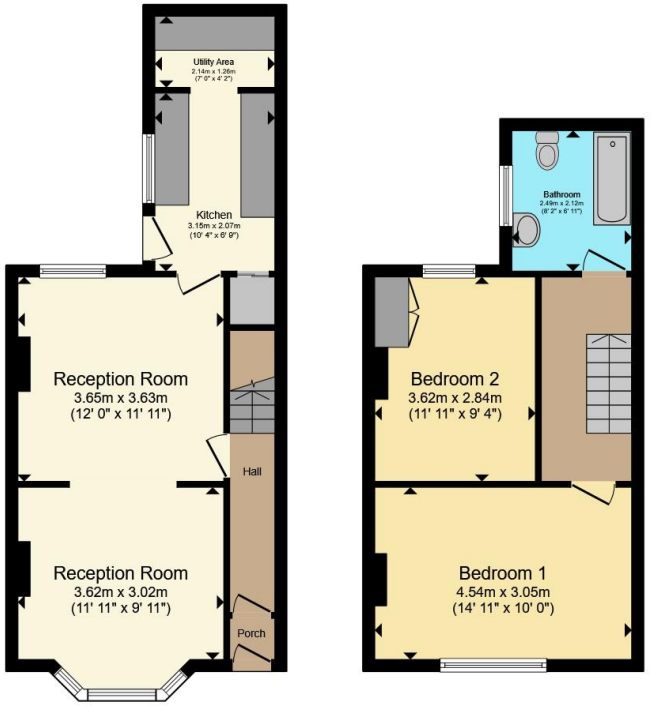












Total floor area 77.7 m² (837 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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1 Regent Street Kingswood
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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

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