



156 Whittock Road, Bristol, BS14 8DF

£300,000

Presenting an attractive end of terrace house, this well-proportioned property offers versatile accommodation ideally suited for families or first-time buyers. Boasting three double bedrooms, one of which is situated on the ground floor with its own en-suite and separate access via the utility room, this space could make an excellent annexe or office space.

The property features a welcoming sitting room positioned at the front, perfect for relaxation or entertaining. A cottage-style kitchen with wooden countertops and a breakfast bar flows seamlessly into the separate dining room which has a feature log burner and access into the garden, creating an inviting space for family meals and social gatherings.

A driveway leads to the attached single carport, providing both security and convenience, as well as off-street parking. The delightful rear garden is a standout, backing directly onto the allotments and offering a peaceful outlook. This green haven is just a short stroll from local woods, nature reserves, and picturesque walking routes, ensuring plenty of opportunities to enjoy the outdoors.

Sitting Room

15'8" x 9'2" (4.80 x 2.80)



Ground Floor Third Bedroom / Office

9'10" x 9'8" (3.00 x 2.95)



Kitchen / Breakfast

15'8" x 9'10" (4.80 x 3.00)



En-Suite Shower Room

First Floor Landing

Bedroom One

15'8" x 10'6" (4.80 x 3.21)



Dining Room

13'9" x 10'8" (4.20 x 3.26)



Bedroom Two

9'2" x 8'10" (2.80 x 2.70)



Utility Room

9'10" x 7'3" (3.00 x 2.22)



Bathroom

6'2" x 5'3" (1.88 x 1.62)



Outside



Carport

22'11" x 9'2" (7.00 x 2.80)

View To The Rear

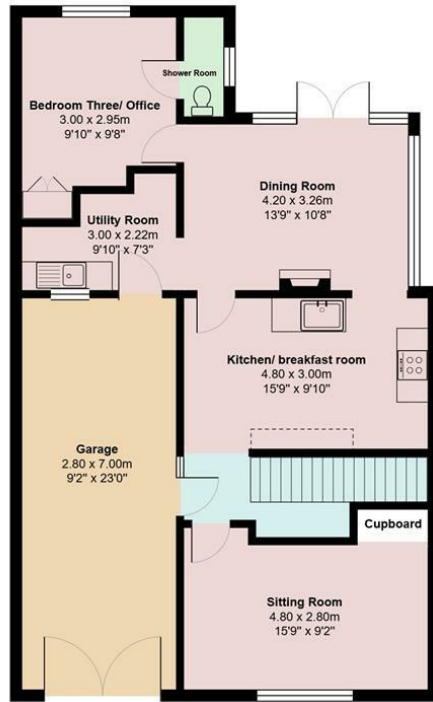


Agent Note

Please note the construction of this property is a Laing Easi Form. Your mortgage lender will need to be informed of this. If you have any queries regarding this please do ask one of our agents. We are advised by the seller that the extension was added by a previous owner in the 1980's and there is no documentary evidence of planning permission or building regulation approval. Buyers are advised to make their own enquiries. Given the age of the work, it is outside the usual local authority enforcement period.

Floor Plan

Ground Floor
 Approx Floor Area: 87.0 m² ... 937 ft²

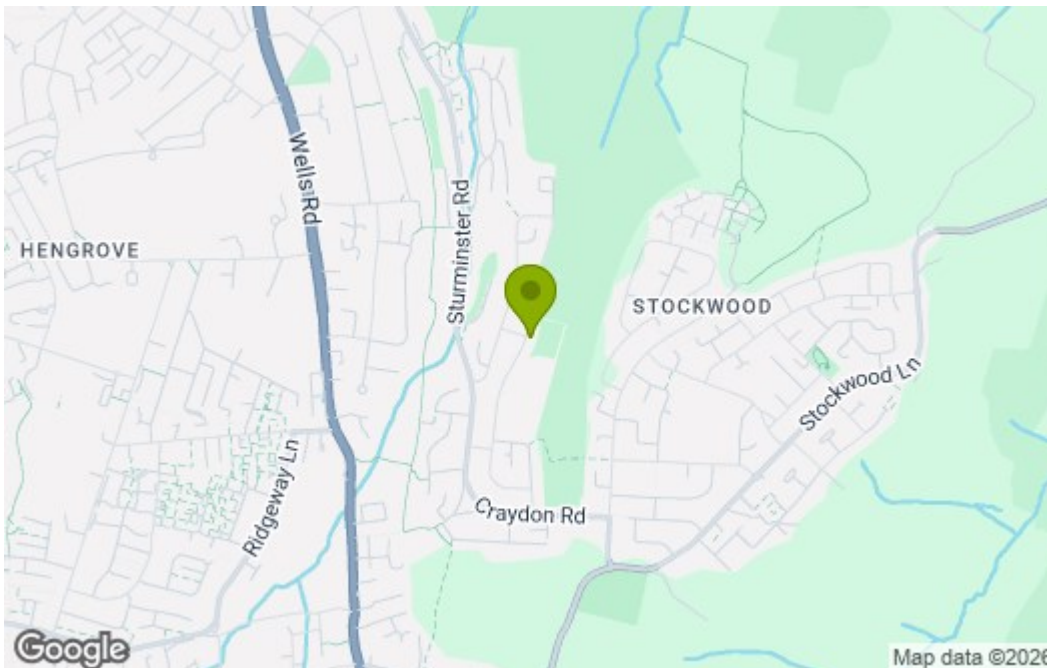


First Floor
 Approx. Floor Area: 34.0 m² ... 366 ft²



Total Area: 121.0 m² ... 1302 ft²
 156, Whittock Road, Stockwood, Bristol, BS14 8DF

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	77
		EU Directive 2002/91/EC	

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