



## 42 Evercreech Road, Whitchurch, BS14 9RA

**£310,000**

This three-bedroom semi-detached house is **\*\*for sale\*\*** in the BS14 area of Bristol, offering versatile accommodation well suited to first-time buyers.

The ground floor features open-plan living, incorporating a refitted kitchen, dining area and living space. The kitchen includes a kitchen island and dining space, with direct access to the westerly facing rear garden, creating a practical layout for everyday living and entertaining. A ground floor double bedroom with en-suite provides flexible use as a guest room, bedroom, or workspace.

Upstairs are two further double bedrooms, served by a family bathroom. The property has an EPC rating of C and falls within Council Tax Band C.

The house is located in a residential area of south Bristol, with local amenities including supermarkets, shops and cafés available in nearby Hengrove and Bishopsworth. Green spaces such as Hengrove Mounds and the wider Hengrove Leisure Park area provide opportunities for walking and leisure.

## Entrance Hall



## Kitchen / Dining Room

16'4" x 15'6" (4.99 x 4.73)



## Sitting Room

11'11" x 14'9" (3.64 x 4.51)



## Bedroom Three

19'1" x 6'11" (5.83 x 2.11)



## En-Suite



## First Floor Landing

### Bedroom One

15'6" x 9'3" (4.74 x 2.84)



### Bedroom Two

10'5" x 8'10" (3.19 x 2.71)



## Bathroom

6'10" x 6'3" (2.09 x 1.91)



## Outside

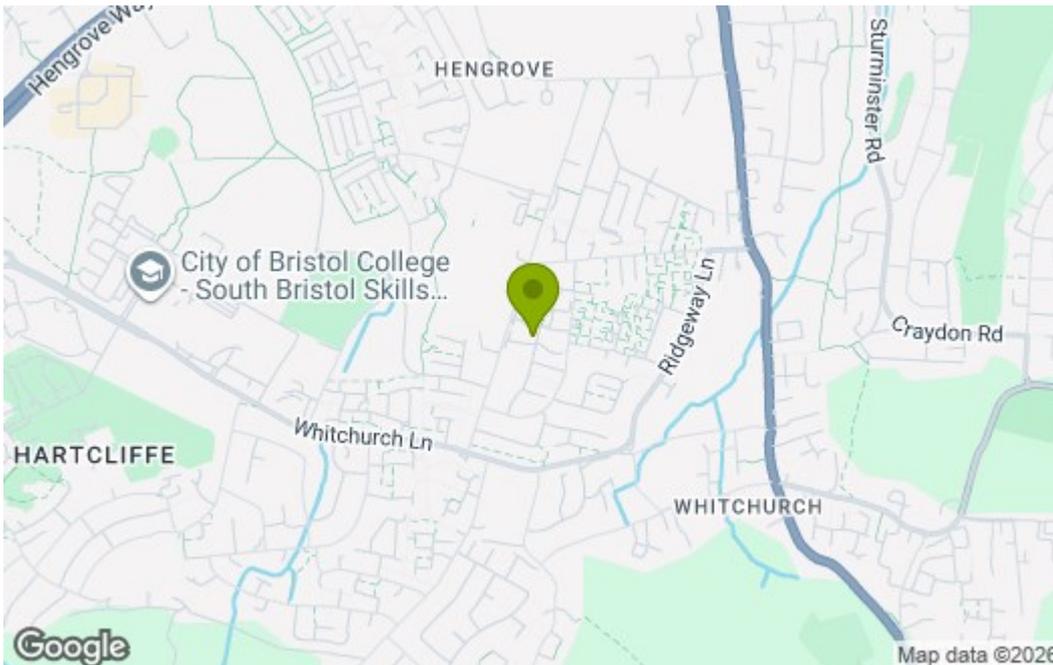




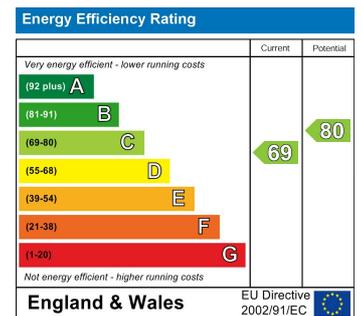
## Floor Plan



## Area Map



## Energy Efficiency Graph



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