



## 20 Church Road, Whitchurch Village, BS14 0PP

**£385,000**

This stunning extended character cottage with two double bedrooms in Whitchurch Village, Bristol, and is presented in good condition. Set over three floors, the property combines a blend of original character features and charm with a practical layout.

The ground floor offers a sitting room with a log-burning stove and a separate character kitchen. There is also an additional dining room/family room, currently used as a work space which overlooks the garden and a ground floor WC. On the first floor is a double bedroom and main bathroom, while the top floor provides a principal double bedroom with en-suite shower. To the rear, a cottage-style garden with established planting provides an attractive outdoor space.

An EPC rating of D and Council Tax Band C apply.

## Front Door



## Sitting Room

14'4" x 12'1" (4.39 x 3.70)



## Kitchen

13'8" x 8'8" (4.19 x 2.66)



## Dining Room / Family Room

15'2" x 14'0" (4.63 x 4.27)



## Downstairs WC

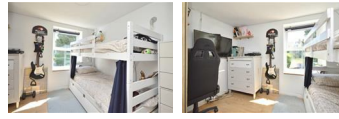


## First Floor



## Bedroom Two

10'1" x 9'6" (3.09 x 2.91)



## Bathroom

9'3" x 4'11" (2.82 x 1.50)

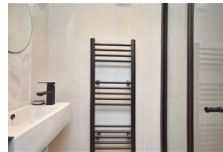


## Bedroom One

15'5" x 15'4" (4.71 x 4.68)



## En Suite Shower Room



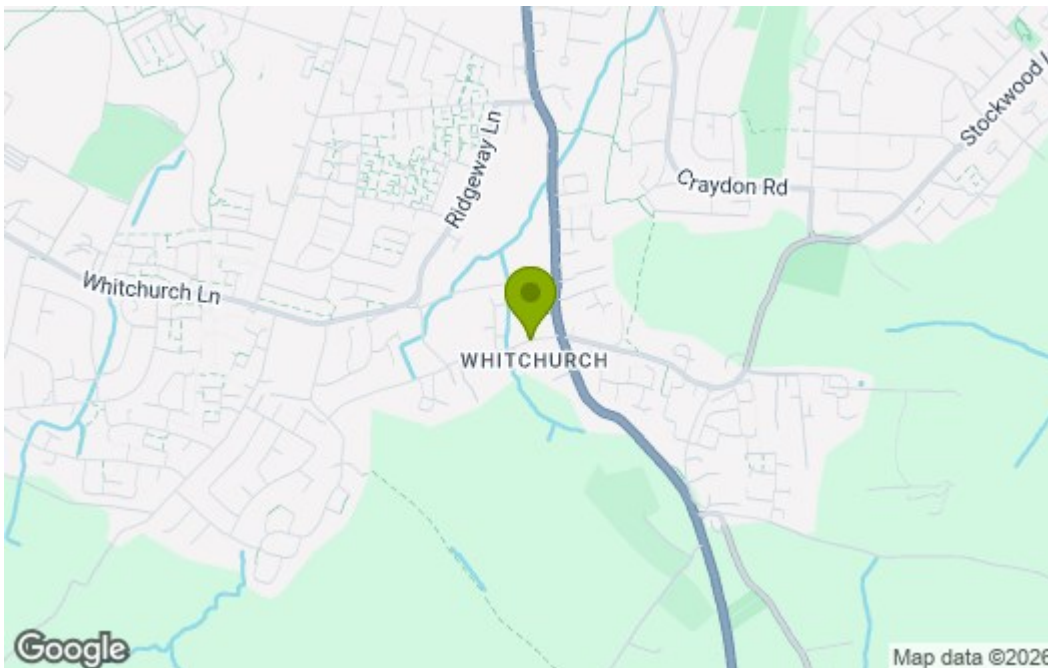
## Outside



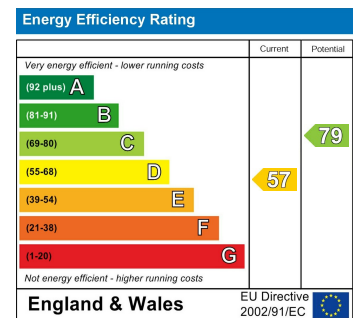
## Floor Plan



## Area Map



## Energy Efficiency Graph



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