



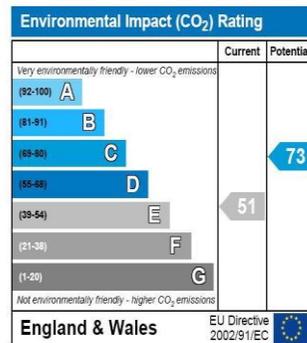
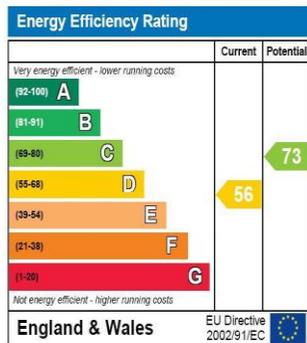
**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Whitehall Road, Whitehall, Bristol, BS5 7BU

# Whitehall Road, Whitehall, Bristol, BS5 7BU

## Offers In Excess Of: £160,000

**\*\*COOL STYLE & LOCATION\*\*** This Victorian property has been converted to provide a spacious top floor maisonette sitting in the popular Whitehall area on the doorstep of St George Park. Providing a modern grey gloss kitchen, a single bedroom or office, a contemporary bathroom with double shower head, a spacious lounge with exposed brick fireplace and a lovely loft conversion. All this is complimented by the fact that there is NO GROUND RENT OR SERVICE CHARGE!! Please call to arrange a visit.



### ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 377 Two Mile Road, Kingswood, Bristol, BS15 1AD | 0117 9601223  
kingswood@hunters.com | www.hunters.com

VAT Reg. No 821 3901 57 | Registered No: 04867204 | Registered Office: 6-8 Bath Street, Bristol, BS1 6HL  
A Hunters franchise owned and operated under license by Leedpool Limited



**FRONT DOOR**

Leading into communal entrance hall with door to ground floor flat and door into

**ENTRANCE LOBBY**

Stairs to first floor landing with doors to

**KITCHEN**

*3.05m (10' 0") x 2.51m (8' 3")*

Grey gloss wall and base units, work surfaces over, breakfast bar with space for stools, radiator, fitted electric oven and hob with extractor fan over, black glass splash back, space for washing machine and fridge freezer, black sink and drainer with mixer tap over, double glazed window to rear

**BEDROOM**

*2.62m (8' 7") x 2.16m (7' 1")*

Double glazed window to front, wall mounted Vaillant combination boiler, new grey carpet, radiator

**HALLWAY**

Wood effect laminate flooring, radiator, banister, alcove storage space and doors to

**BATHROOM**

*2.59m (8' 6") x 1.55m (5' 1")*

Part tiled, three piece white suite comprised P shaped bath with curved glass shower screen, double head shower including rainwater head, wc, wash hand basin, chrome towel radiator

**LOUNGE**

*4.27m (14' 0") x 4.04m (13' 3")*

Double glazed window to front, radiator, exposed brick feature fireplace, stairs to

**LOFT ROOM**

*4.47m (14' 8") x 3.05m (10' 0") 10 into eaves*

Two velux windows to front and one to rear, storage drawers in the eaves, radiator, storage alcoves

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 0117 9601223

**OPENING HOURS:**

Monday - Friday: 9.30am - 5.30pm

Saturday: 9.30am - 4pm

Sunday: Closed

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate





