



115 Allerton Road
Whitchurch, Bristol, BS14 9RF

Robin King Estate Agents

115 ALLERTON ROAD, WHITCHURCH, BRISTOL, BS14 9RF

A spacious and well presented, 3 double bedroom semi-detached family home with garden and driveway parking set in a desirable location with easy access to local amenities, good schools and public transport links.

Approx 1,325 Sq Ft Of Accommodation • 3 Generous Double Bedrooms • 2 Reception Rooms Including A Large Kitchen/Breakfast Room • Good Storage • Superb Fully Enclosed Back Garden • Popular Location • Driveway Parking For 3 Cars • Easy Access To Mainline Railway Services At Bristol Temple Meads (London Paddington 114 Mins)/Bristol Airport/M5

115 Allerton Road is a larger than average extended semi-detached family home tucked away in a quiet but popular residential location in Whitchurch. An ideal family home, it offers approx. 1,325 sq ft of well-proportioned accommodation complemented by a pretty landscaped garden.

Stepping into a spacious hallway, to the left is the sitting room. With generous proportions, an attractive bay window, a feature fireplace and wooden flooring this contemporary space is light and airy.

To the right is the kitchen/breakfast room, with matching wall and base units and ample room for a dining table. There is also space for a freestanding electric oven and hob, dishwasher and fridge freezer. Sliding doors open to the back garden, revealing a dining terrace – perfect for a summer BBQ or entertaining friends.

The ground floor accommodation is completed with a newly refurbished practical downstairs w.c. and utility room with space for a washing machine and tumble dryer.

Upstairs is the principal bedroom with a walk-in wardrobe and bedroom two which has a fitted one. In addition, there is a family shower room which has been thoughtfully designed with fully fitted floor and vanity units that offer ample storage options.

Stairs rise to the third-floor bedroom another double bedroom which again features built in storage and also shelving.





Outside – A tarmac driveway with a small corner flowerbed with a range of shrubs, offers off street parking for 3 cars and leads round to a side return with access to the enclosed back garden. Half paved, half lawn this pretty space is well designed with an attractive raised flower bed, steps to the lawned area and a useful large storage shed.

Location – Situated approximately 5 miles south of Bristol city centre, Whitchurch enjoys convenient access to the city's amenities while retaining a sense of peaceful suburban living. The area benefits from excellent transport links, with regular bus services connecting residents to Bristol city centre and surrounding areas. Additionally, the nearby A37 provides swift access to the motorway network, facilitating easy travel across the region. Whitchurch offers a range of local amenities to cater to residents' everyday needs; shops, supermarkets, and convenience stores, are all within easy reach. Additionally, Whitchurch boasts a selection of schools, healthcare facilities, and recreational spaces, providing a well-rounded community environment for families.



Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

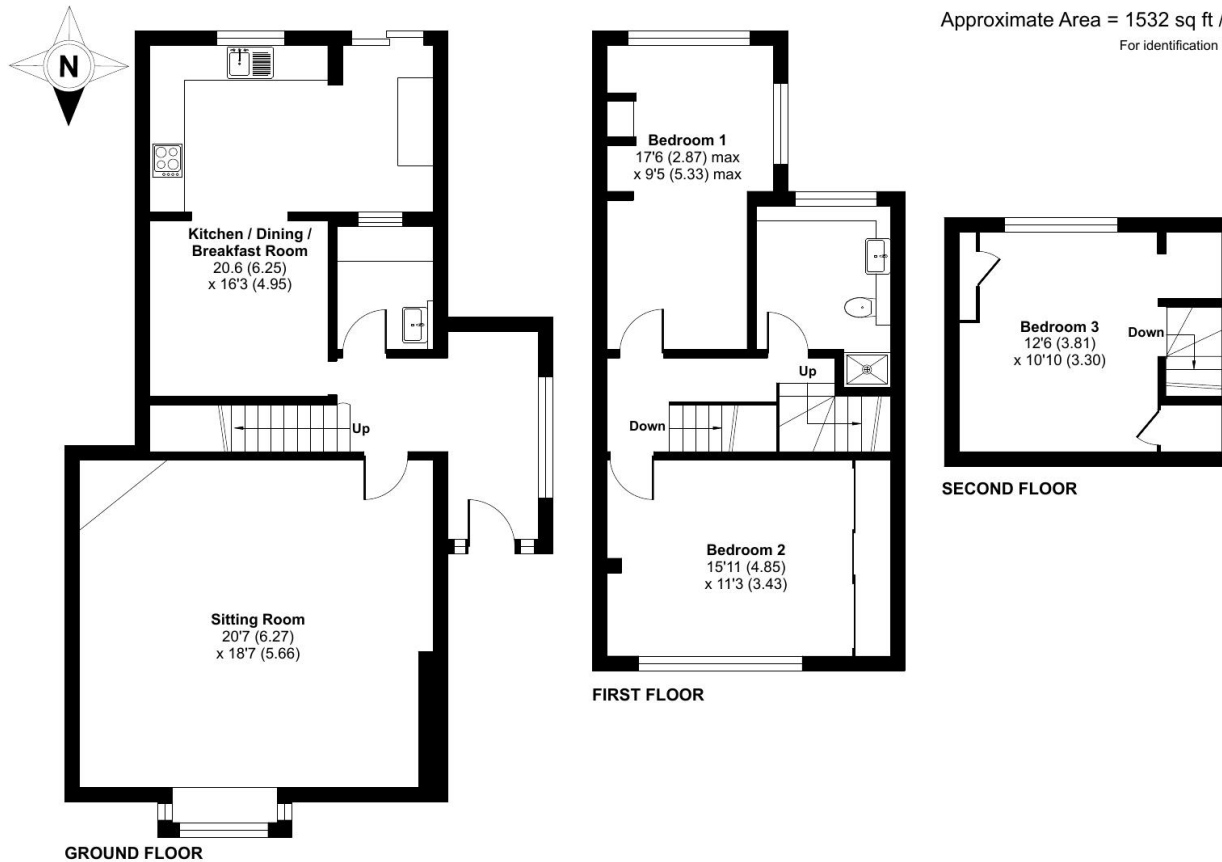
SERVICES – All mains services


EPC RATING – D

LOCAL AUTHORITY – Bristol City – Tel 01934 888144 – **COUNCIL TAX BAND D** £2,345 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Allerton Road, Bristol, BS14

Approximate Area = 1532 sq ft / 142.3 sq m
For identification only - Not to scale



 RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robin King LLP. REF: 1089218

1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT