



96 TANORTH ROAD  
WHITCHURCH  
BRISTOL  
BS14 0LB  
£310,000



GREGORYS  
ESTATE AGENTS

**Presented to an excellent decorative order and offering deceptively spacious accommodation, is this lovingly cared for home.**

**This three bedroom home offers a number of benefits, none more so than outside where a landscaped rear garden and a single garage in a nearby block can be found. Internally the property boasts a ground floor cloakroom, a handy utility room and number of storage cupboards. Access is via the entrance lobby and hallway, a full length lounge is bathed in natural light, via the dual aspect windows, with direct access to the rear garden. The kitchen / diner can be found to the rear aspect with views of the garden, with the kitchen comprising a large selection of built in wall and base units.**

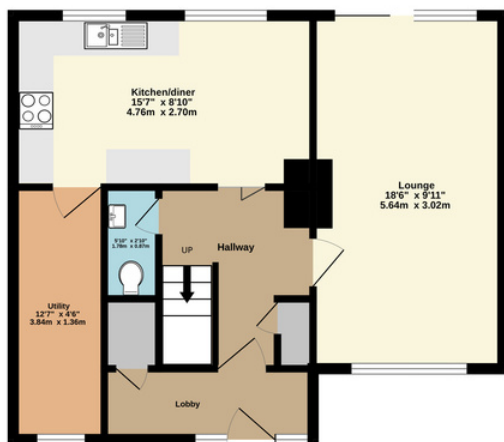
**To the first floor can be found three bedrooms, all offering generous room proportions and a bathroom, consisting of a modern, three piece white suite. The property is gas central heated via a combination boiler and is double glazed throughout.**

**Positioned within a quiet corner of Whitchurch, this impressive end of terrace property makes for the perfect first time purchase. A must view.**

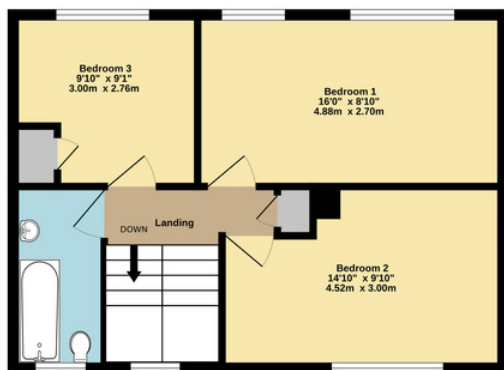




Ground Floor  
522 sq.ft. (48.5 sq.m.) approx.



1st Floor  
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy performance certificate (EPC)

96 Tanorth Road  
BRISTOL  
BS14 0LB

Energy rating

C

Valid until: 13 February 2034

Certificate number: 9773-3034-4202-9374-8200

Property type

End-terrace house

Total floor area

90 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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