



Walsh Avenue, Bristol
, BS14 9DE

£375,000



Walsh Avenue, Bristol

DESCRIPTION

Presenting a fantastic four-bedroom semi-detached home, currently listed for sale. This property boasts a double story extension and is offered with no onward chain, increasing its appeal to potential buyers.

The interior presents a light and airy bay fronted lounge, a fitted kitchen that opens to a dining area and lounge area, with sliding patio doors giving you access to the enclosed rear garden. To the first floor are four sizeable bedrooms and a family bathroom. The home further benefits from a loft space, a decent-sized garage and driveway providing off-street parking.

The property is ideally located, with public transport links and schools nearby, making it a perfect choice for families and couples alike.



ROOMS

Porch

Access to the front property via porch door. Access to the entrance hallway.

Entrance Hallway

Leading from the porch into the hallway, double glazed window to the side, stairs leading from the ground floor to the first floor, under stair storage, access to the lounge and kitchen/diner,

Lounge

Leading from the hallway into the lounge, double glazed bay fronted window and gas fire.

Kitchen

Leading from the hallway into the kitchen. The kitchen consist on built in matching wall and base units, sink and drainer, oven, gas hob, space for washing machine and fridge/freezer. Double glazed window to the rear and side door. The kitchen opens through to the dining/lounge area.

Dining Room

Leading from the kitchen into the dining area/lounge area. Sliding patio doors giving you access to the rear garden.

Landing

Stairs leading from the ground floor to the first floor. Access to all four bedrooms and bathroom. Double glazed window to the side.

Bedroom One

Leading from the landing into bedroom one. Bay fronted double glazed window and built in wardrobes.

Bedroom Two

Leading from the landing into bedroom two. Double glazed window to the rear.

Bedroom Three

Leading from the landing into bedroom three. Double glazed window to the rear.

Bedroom Four

Leading from the landing into bedroom four. Double glazed window to the front.

Bathroom

Leading from the landing into the bathroom. The bathroom consist of a w/c, hand wash basin and bath with overhead shower.

Front Garden

Block paved pathway leading to front door, law areas, block paved driveway and side gated access.

Rear Garden

The garden consist of patio and artificial grass with built in seating area to the top enclosed by wall border.

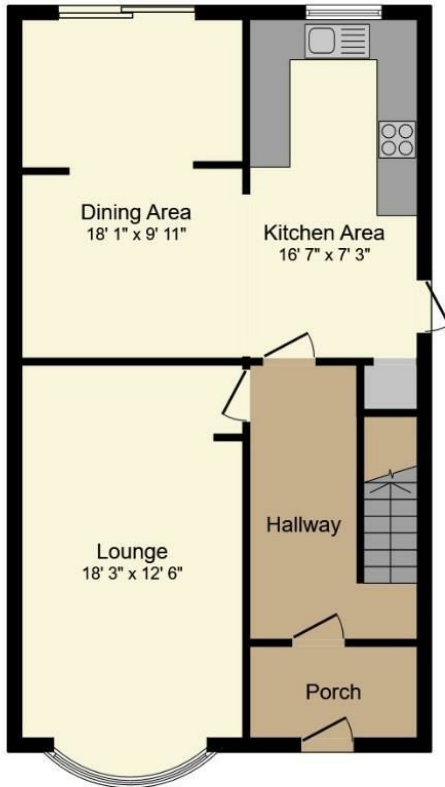
Garage

Detached Garage access via front and rear.

Loft Room

Built in ladder giving you access to the loft room. Velux window.

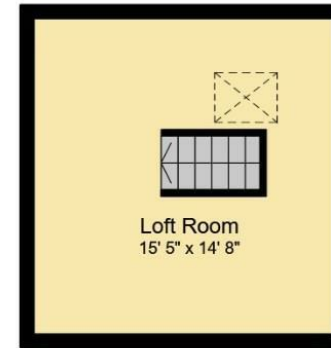




Ground Floor
Floor area 691 sq.ft.



First Floor
Floor area 607 sq.ft.



Loft Floor
Floor area 226 sq.ft.

TOTAL: 1,524 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

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