



- **Energy Rating - C**
- **Lots Parks Nearby**
- **Driveway & Detached Garage**
- **Ground Floor Cloakroom**

- **Three Bedroom Semi-Detached Home**
- **French Doors Leading To Rear Garden**
- **Septate Dining Room & Kitchen**
- **Cul-De-Sac**

Located on a quiet road just a short walk from Arnos Park, this beautiful and substantial family-sized home has so much to offer those seeking spacious accommodation.

This three-bedroom semi-detached property would make an ideal first-time purchase. The home has been well maintained, with scope for the new owners to put their own stamp on it. The accommodation comprises an entrance hall, a convenient downstairs cloakroom, a separate sitting and dining room with double-glazed French doors opening onto the rear garden, and a kitchen adjacent to the dining area which offers potential to knock through (subject to Building Regulation approval) to create a kitchen/dining room. Upstairs, there are two double bedrooms and a further single bedroom, all with built-in wardrobes, along with a family bathroom.

Outside, the property benefits from a good-sized driveway offering off-street parking for 2–3 cars. The rear garden is fully enclosed and features a detached garage, shed, and a decked area—perfect for social gatherings.

Local amenities are close at hand, with a wide selection of shops located. Paintworks is also within walking distance and is home to Bocabar and Alex Does Coffee. Excellent bus services provide easy access into the city. Several parks and green spaces are nearby, including Arnos Court Park, Nightingale Valley Nature Reserve, and St Annes Wood—fabulous open areas, ideal for dog walking and enjoying the outdoors.

Living Room 13'4" x 12'11" (4.08 x 3.94)

Kitchen 16'3" max x 8'4" max (4.97 max x 2.56 max)

Dining Room 14'11" x 11'9" (4.56 x 3.60)

Ground Floor Cloakroom

Bedroom One 13'3" max x 12'11" max (4.06 max x 3.95 max)

Bedroom Two 12'11" x 12'10" (3.96 x 3.93)

Bedroom Three 12'11" x 12'10" (3.96 x 3.93)

Bathroom 5'6" x 4'2" (1.69 x 1.29)

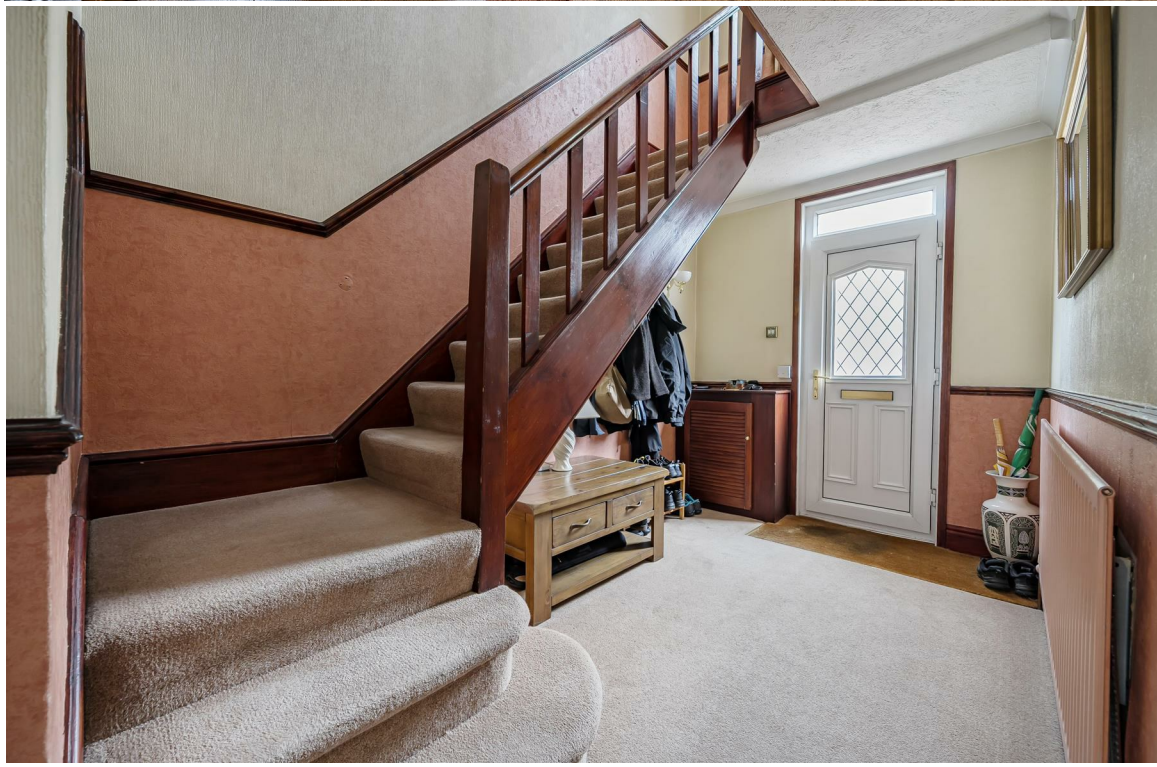
Garage 18'3" x 8'0" (5.58 x 2.46)

Tenure - Freehold

Council Tax Band - C











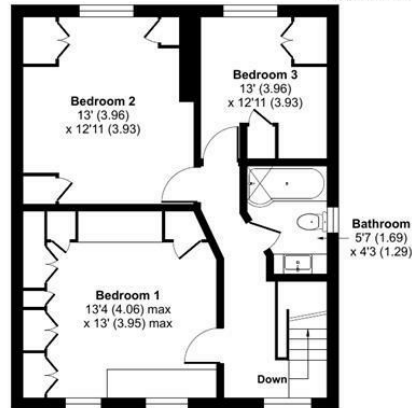
Thiery Road, Bristol, BS4

Approximate Area = 1215 sq ft / 112.8 sq m

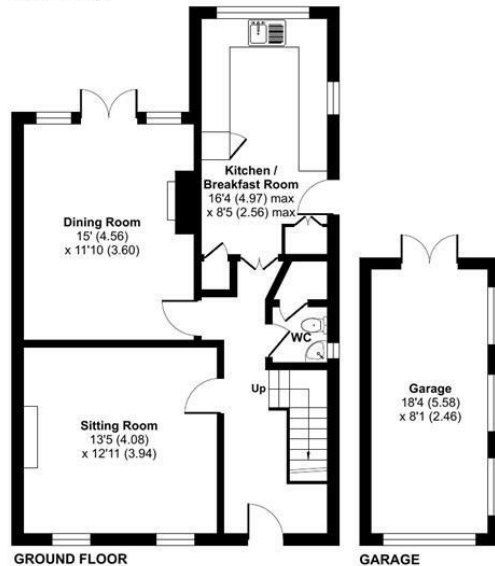
Garage = 147 sq ft / 13.6 sq m

Total = 1362 sq ft / 126.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

GARAGE

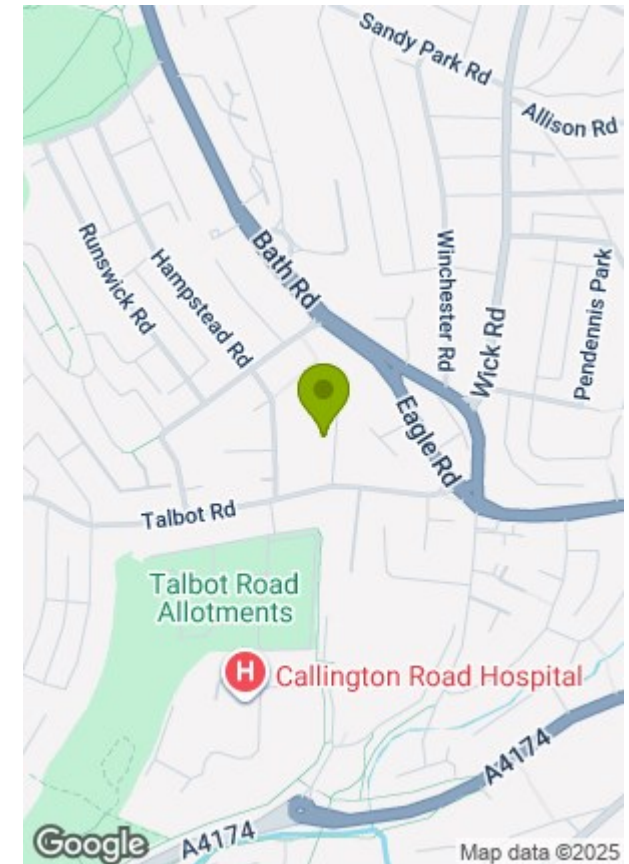
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwoods Property Centre. REF: 1348751

© nichecom 2025.



GREENWOODS
SALES • LETTINGS • COMMERCIAL

SALES • LETTINGS • COMMERCIAL



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		82	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.