



## 48 Wellington Walk

, Westbury On Trym, BS10 5EU

**Price £425,000**



\*\*\*SOUGHT AFTER LOCATION AND HOUSE STYLE, SOLD WITH NO CHAIN\*\*\*Property Comprising of Hallway, Lounge, Dining Room, Kitchen, Landing, Three Bedrooms and Bathroom. Benefits From Gas Central Heating, Double Glazing, Garage, Driveway, Garden



## Hallway

Entrance door, stairs, storage cupboard, radiator, door to:-

## Lounge 15'6" x 11'11" (4.72 x 3.63)

Double glazed bay window, radiator, feature tiled fireplace

## Dining Room 13'5" x 10'11" (4.10 x 3.34)

Double glazed french doors to garden, radiator, feature fireplace

## Kitchen 9'1" x 7'5" (2.76 x 2.26)

Range of kitchen units with worktop space over, sink unit, space for cooker, radiator, door to pantry, door to side, double glazed window.

## Landing

Double glazed window, loft access, door to:-

## Bedroom 1 15'5" x 10'11" (4.71 x 3.33)

Double glazed bay window, radiator, feature fireplace

## Bedroom 2 13'7" x 9'6" (4.15 x 2.89)

Double glazed window, radiator, built in storage

## Bedroom 3 9'8" x 7'7" (2.94 x 2.31)

Double glazed window, radiator

## Bathroom

Three piece suite comprising of panelled bath, wash hand basin, low level wc, radiator, double glazed window, airing cupboard

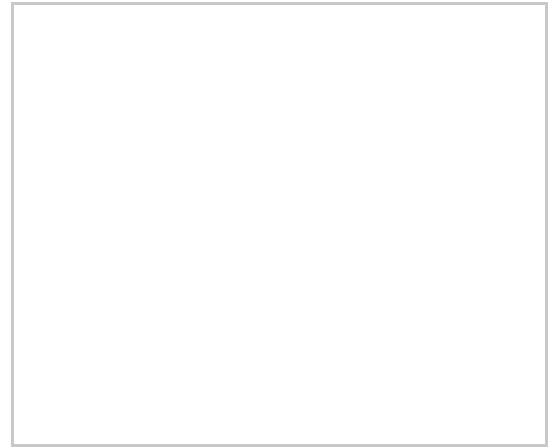
## Garden

Mainly laid to lawn, side access

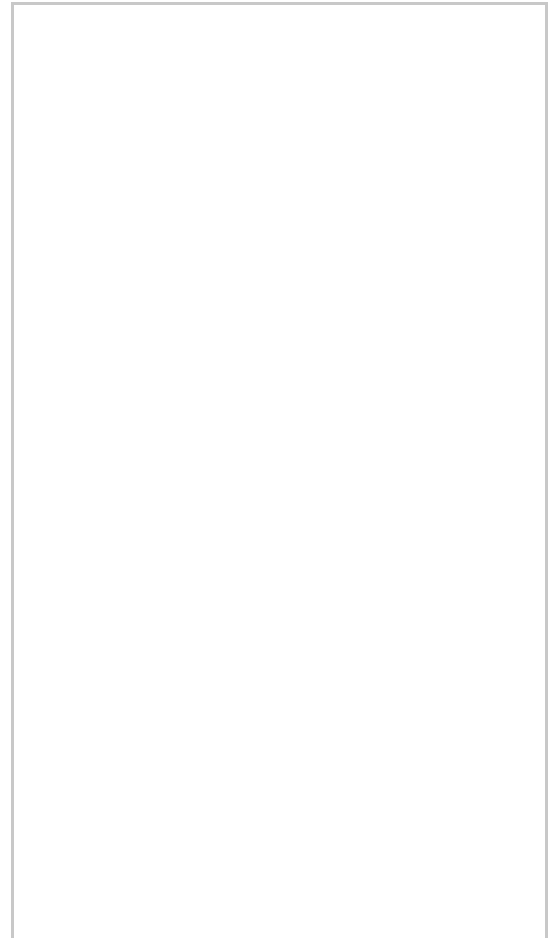
## Garage & Driveway

Driveway to site of property leading to single garage

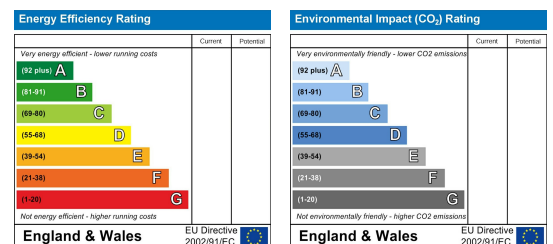
## Area Map



## Floor Plans



## Energy Efficiency Graph



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