



**Wallscourt Road South,  
Bristol, BS34 7NU**

**PRICE: Offers Over  
£350,000**



## Property Features

- Beautifully Presented Modern Home
- Three Double Bedrooms
- Two Bathrooms and a Downstairs WC
- Built-in Appliances
- Conveniently Located to Rail and Bus Links
- Gas 'combi' Central Heating and Double Glazing

## Full Description

### Front

Off street parking for two cars, side access, outside light, electrical socket.

### Entrance Hall

Entrance via obscure double glazed door, ceiling spotlight, smoke alarm, stairs to first floor, door to:-

### Open Plan Kitchen/Dining/Living area

22'1 x 14'5 (6.73m x 4.39m)

Lounge area - Double glazed bay window to front, coved ceiling, double paneled radiator.

Kitchen area - Ceiling spotlights, wall and base units with quartz worktops, stainless steel sink with drainer and mixer taps, splash back, integrated NEFF gas hob, electric oven, integrated fridge, freezer and slimline dishwasher, cupboard housing Vaillant 'combi' boiler, underfloor heating.

Dining area - Wall mounted thermostat, bi-folding door leading to rear garden.

### WC

Automatic light, low level WC.

### First Floor Landing

Double glazed window to front, ceiling spotlights, smoke alarm, glass balustrade, double paneled radiator, stairs to second floor, doors to:-

### Bedroom Two

11'8 x 8'8 (3.56m x 2.64m)

Double glazed window to front, double paneled radiator.

### Bedroom Three

10'5 x 8'8 (3.18m x 2.64m)

Double glazed window to rear, double paneled radiator.



Shower Room

Obscure double glazed window to rear, ceiling spotlights, fully tiled walls and floor, extractor fan, walk-in shower cubicle with waterfall shower and 5 settings, pedestal wash hand basin, low level WC, mirrored cabinet, towel radiator.

Master Bedroom

14'5 x 13'5 (4.39m x 4.09m)

Velux skylight, vaulted ceiling with ceiling spotlights, glass balustrade, storage eaves, television point, double paneled radiator, door to:-

Bathroom

Ceiling spotlight, fully tiled walls, extractor fan, panelled bath, vanity wash hand basin with mixer tap, low level WC.

Rear Garden

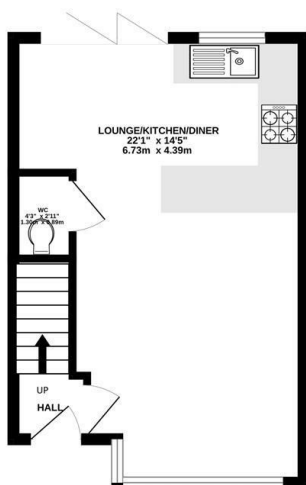
Mainly laid to lawn with artificial grass, raised side pebbled area and patio area, enclosed with fencing, outside light and tap.



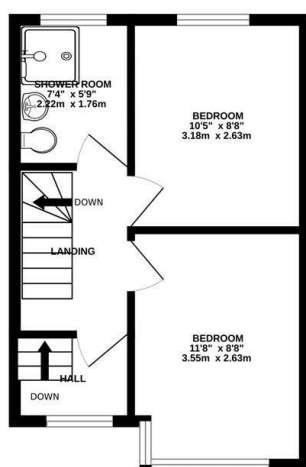
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

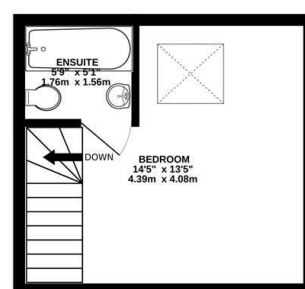
GROUND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



2ND FLOOR  
193 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements