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13 Wedmore Vale Bedminster, Bristol, BS3 5HQ

Asking Price £375,000





#### 13 Wedmore Vale

Bedminster, Bristol, BS3 5HQ

\*\*\*\* NO CHAIN \*\*\*\*

Situated in an extremely popular location, is this much loved 3 bedroom family home in need of modernization. This area is highly sought after, with excellent schooling, nearby bus and rail links, convenience shops close by and further shops and restaurants easily accessible in Bedminster which is just a short walk away! The City Centre, Bristol Temple Meads and Bristol Airport are all within easy reach as well.

Internally, the property comprises of a good size lounge, dining room and kitchen to the ground floor and 3 bedrooms and bathroom to the first floor. Outside to rear there is a great size garden with patio area, lawn and greenhouse. The front garden is paved and also provides a parking with access to the garage at the rear of the driveway.

Call today for a viewing!

#### **Entrance**

Hallway 15'8" x 5'10" (4.78m x 1.79m)

Lounge 13'5" x 12'4" (4.10m x 3.78m)

Dining Room 12'5" x 11'1" (3.80m x 3.38m)

Kitchen 9'7" x 7'1" (2.93m x 2.17m)



















Landing 8'9" x 7'3" (2.67m x 2.22m)

Bedroom One 13'6" x 12'4" (4.12m x 3.78m)

Bedroom Two 12'5" x 11'0" (3.81m x 3.36m)

Bedroom Three 9'0" x 7'3" (2.76m x 2.21m)

Bathroom 5'11" x 5'10" (1.81m x 1.80m)

Front Garden

Rear Garden

Garage







### Floor Plan



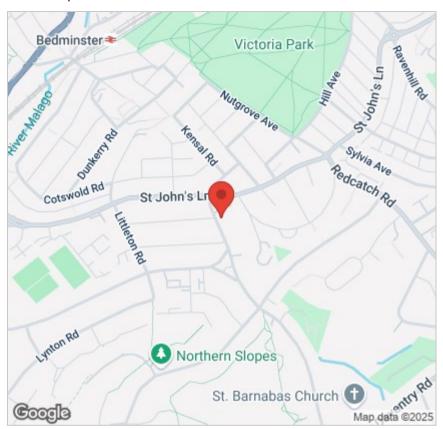
## Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

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298 Wells Road, Knowle, Bristol, BS4 2QG

### Area Map



# **Energy Efficiency Graph**

