



6 Glenarm Walk, Bristol , BS4 4LS

Offers Invited £405,000

- Perfect Family Home
- Sitting Room
- Modern Stylish Kitchen
- Off Street Parking
- No Onward Chain
- Three Bedroom Semi
- Separate Dining Room
- Modern White Bathroom Suite
- Good Size Rear Garden
- Energy Rating - D

Welcome to Glenarm Walk, Bristol - a charming property that boasts 2 reception rooms, 3 bedrooms, and 1 bathroom. This delightful house has been recently refurbished to a high standard, ensuring a modern and stylish living space for its new owners.

The property features not just one, but two reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 3 good sized bedrooms, there's plenty of room for the whole family to unwind and make this house a home.

One of the highlights of this property is its easy-to-maintain garden, perfect for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends or family. Additionally, the convenience of a driveway ensures that parking will never be an issue for you or your visitors.

Don't miss out on the opportunity to make this house your next home - with its ideal location in Bristol and the recent refurbishment, this property is ready and waiting for you to move in and start creating new memories.

Sitting Room 13'1 x 12'2 (3.99m x 3.71m)

Dining Room 12'10 x 11'3 (3.91m x 3.43m)

Kitchen 12'10 x 7'3 (3.91m x 2.21m)

Bedroom One 13'1 x 12'2 (3.99m x 3.71m)

Bedroom Two 12'6 x 11'7 (3.81m x 3.53m)

Bedroom Three 9'7 x 6'11 (2.92m x 2.11m)

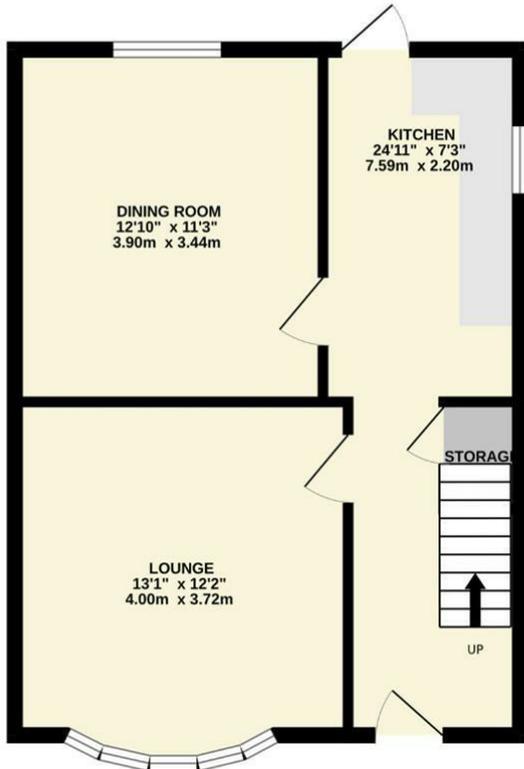
Tenure - Freehold

Council Tax Band - C

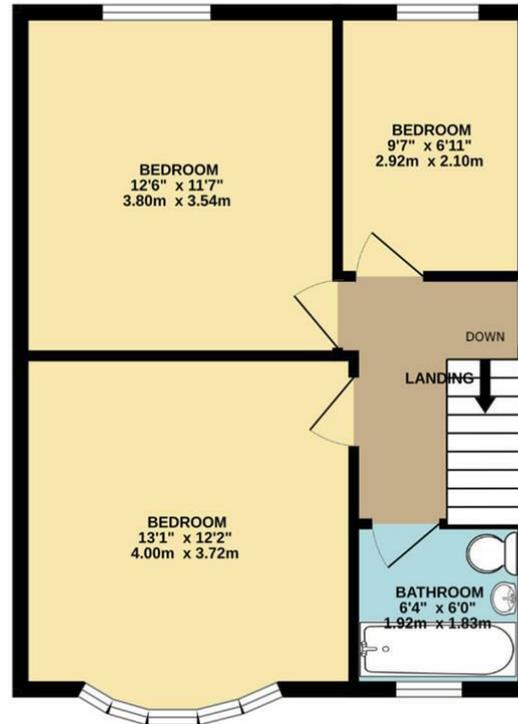




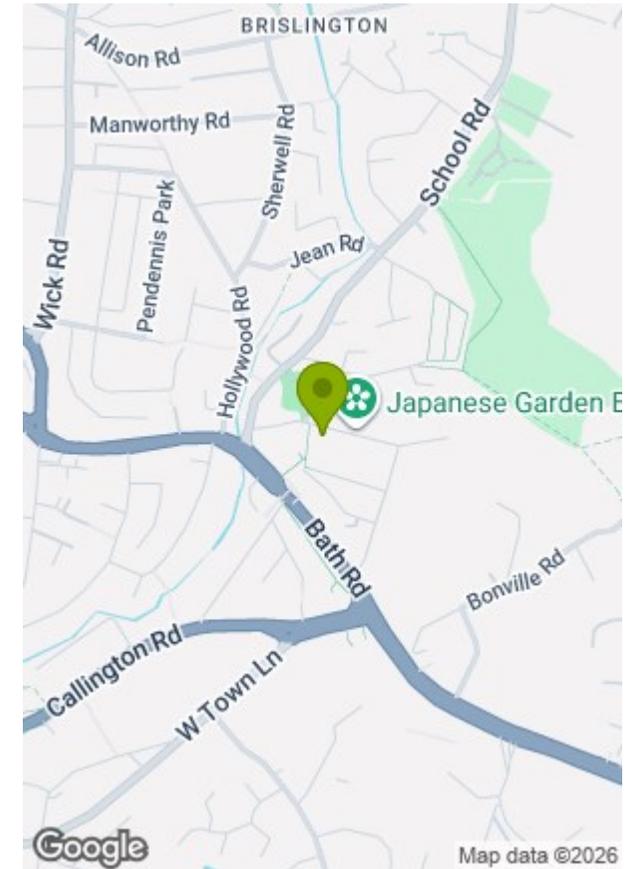
GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		64	87

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(82 plus) A		
(61-81) B			
(40-60) C			
(21-39) D			
(12-20) E			
(1-11) F			
(0) G			
Not environmentally friendly - higher CO ₂ emissions			

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