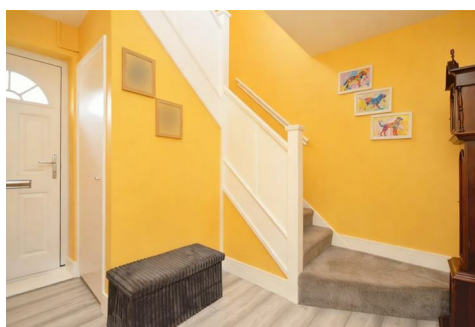




## 6 Cornish Walk, Bristol, BS14 8LP

**£318,500**

This three-bedroom terraced house is offered **\*\*for sale\*\*** in a sought-after residential area of Bristol, well placed for local amenities, schools and green spaces.

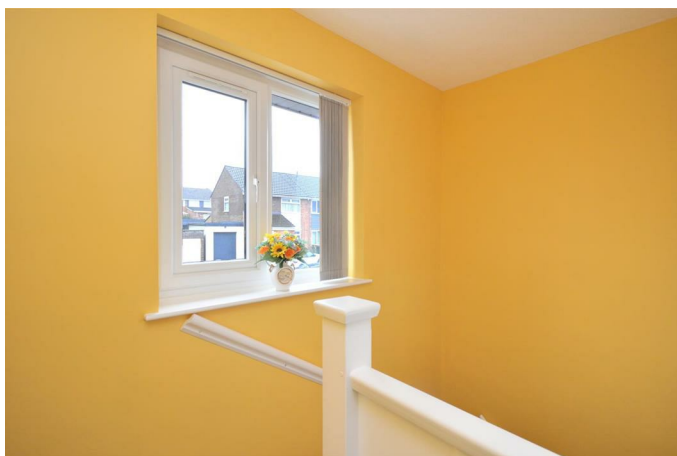
The ground floor provides a good-size hallway leading to a sitting/dining room with French doors opening directly onto the rear garden, creating a pleasant garden outlook and easy indoor-outdoor access. The kitchen is positioned off sitting area, its modern, bright and airy and has an integrated fridge/freezer, oven and hob. Upstairs, there are two double bedrooms and one single bedroom, together with a family bathroom. The property has an EPC rating of D and falls within Council Tax Band C.

Externally, the house benefits from a double driveway providing off-street parking. To the rear, there is a landscaped, good-size garden with a large patio area, offering ample space for outdoor seating and family use. The property is close to local woods and a nature reserve, providing attractive walking routes and access to green space.

**Entrance Hall**



**First Floor Landing**



**Sitting / Dining Room**

20'6" x 11'5" (6.27 x 3.50)



**Bedroom One**

11'8" x 11'4" (3.57 x 3.46)



**Kitchen**

10'7" x 9'10" (3.25 x 3.02)



**Bedroom Two**

11'8" x 9'2" (3.58 x 2.81)



### Bedroom Three

9'4" x 7'6" (2.85 x 2.30)



### Bathroom



### Outside

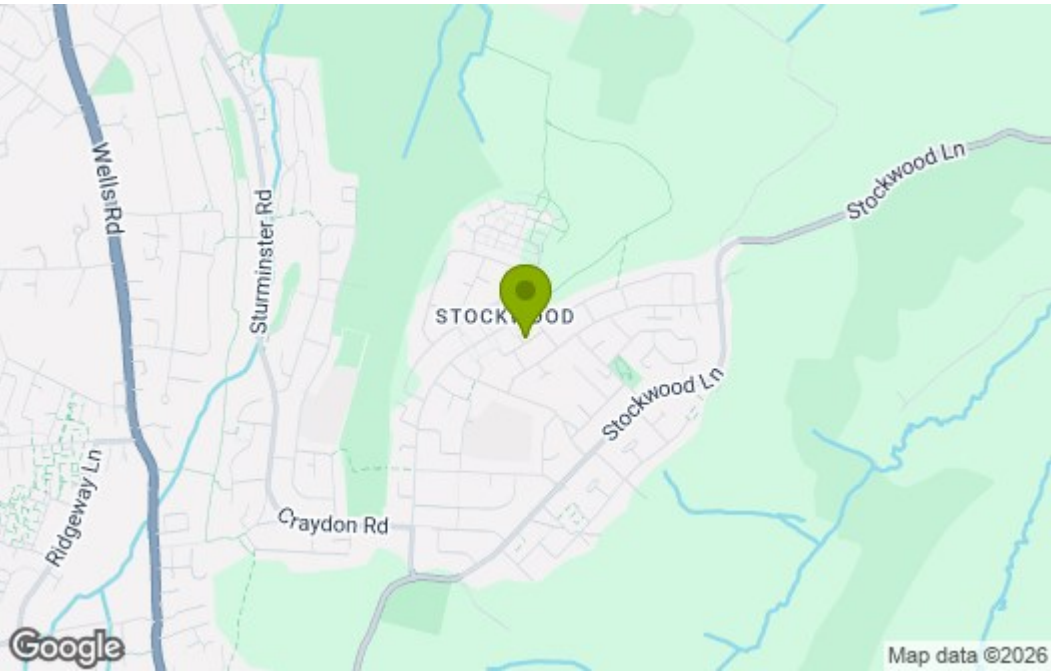


Floor Plan

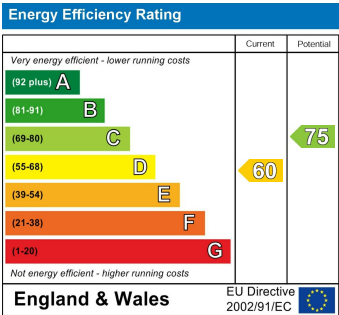


Total area: approx. 82.6 sq. metres (889.1 sq. feet)  
6 Cornish Walk, Bristol

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.