



- **Energy Rating - C**
- **NO ONWARD CHAIN**
- **Ground Floor Cloakroom**
- **French Doors Leading To The Garden**
- **Side Access**

- **Three bedroom Semi Detached Home**
- **En-Suite**
- **Driveway Providing Off Street Parking**
- **Kitchen/Diner**
- **17 Ft Living Room**

Situated in a highly convenient location, this NO ONWARD CHAIN three-bedroom semi-detached home is just a short walk from local amenities including schools, open green spaces, shops and bus routes—ensuring everything you need is within easy reach. Ideal for families seeking comfort, style and practicality, this home is not to be missed.

The property has been newly decorated and briefly comprises: entrance hallway, 17ft lounge, kitchen/diner with French doors leading to the garden, and a ground floor cloakroom. To the first floor, there are two double bedrooms and a further single bedroom, ideal as a home office. Bedroom one benefits from an en-suite shower room, and there is also a modern family bathroom on this level.

Outside, the property boasts an enclosed rear garden and a front garden connected via side access, which offers space for a potential side extension (subject to planning permission). There is also a driveway to the rear providing off-street parking for two cars with rear access to the garden via it.

Living Room 17'10" x 13'10" (5.46 x 4.22)

Kitchen/Diner 13'10" x 9'6" (4.22 x 2.92)

WC 5'1" x 3'2" (1.57 x 0.97)

Bedroom One 13'10" x 10'2" (4.22 x 3.12)

En-Suite 5'10" x 4'9" (1.78 x 1.47)

Bedroom Two 11'6" x 7'8" (3.51 x 2.36)

Bedroom Three 10'7" max x 5'10" (3.25 max x 1.78)

Bathroom 7'8" x 5'1" (2.36 x 1.57)

Tenure - Freehold

Council Tax Band - B

Tenure Status - Freehold







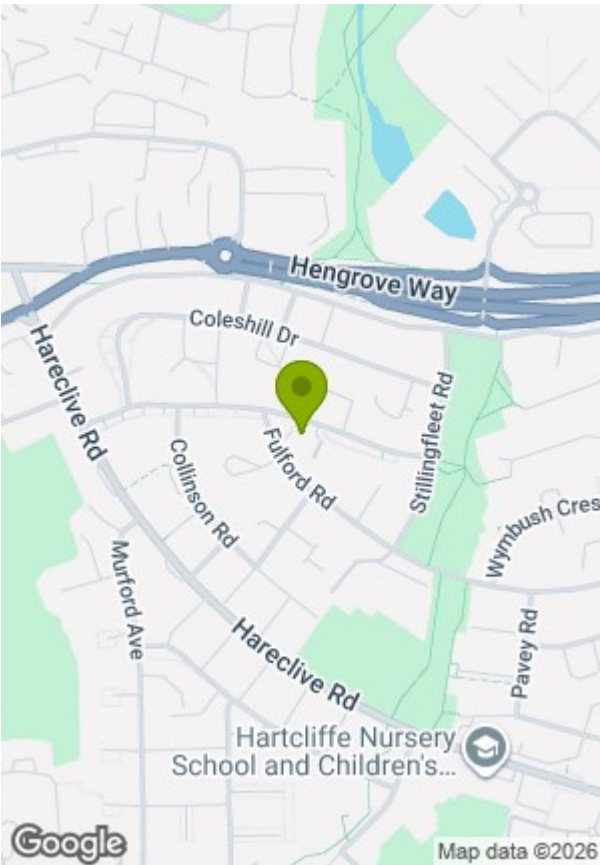
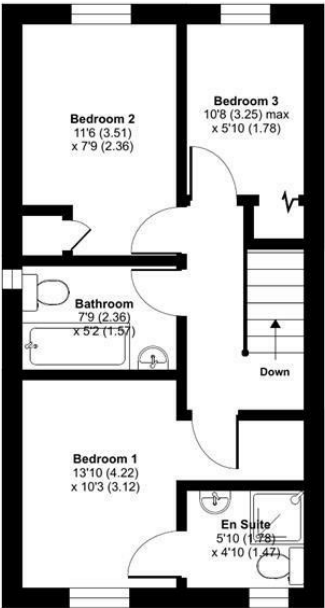
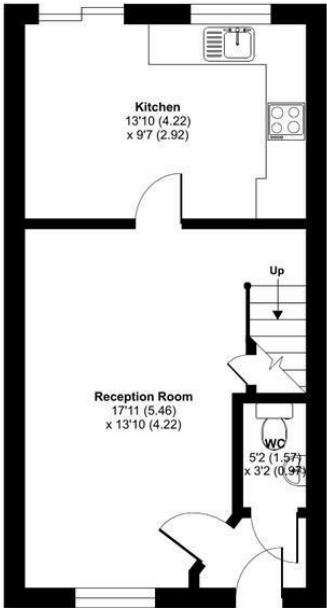






Azelin Avenue, Bristol, BS13

Approximate Area = 784 sq ft / 72.8 sq m
For identification only - Not to scale



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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		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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