



Azelin Avenue, Hartcliffe

£290,000



- 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









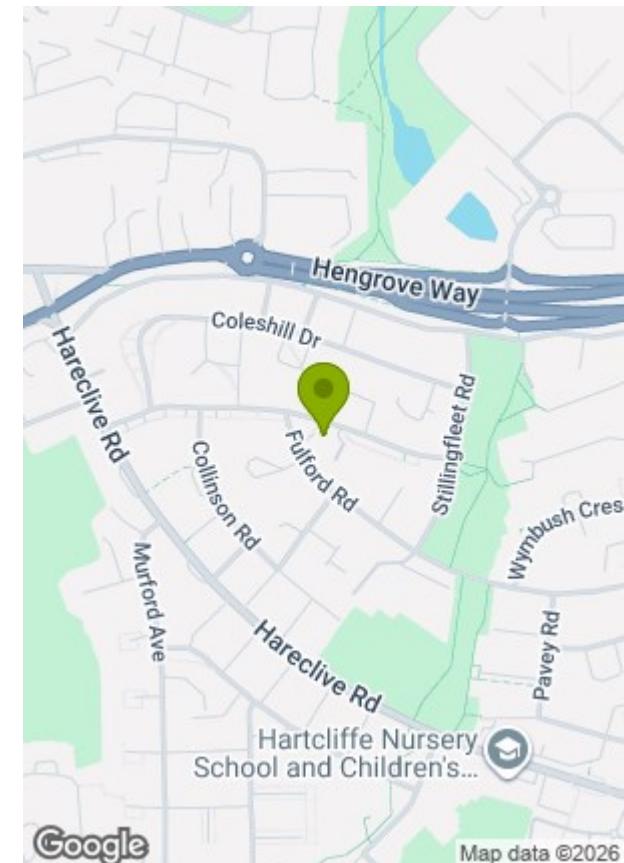
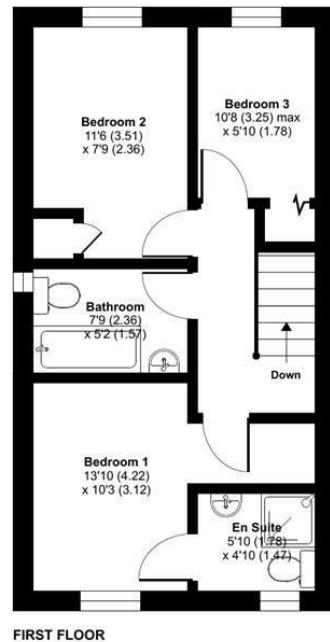
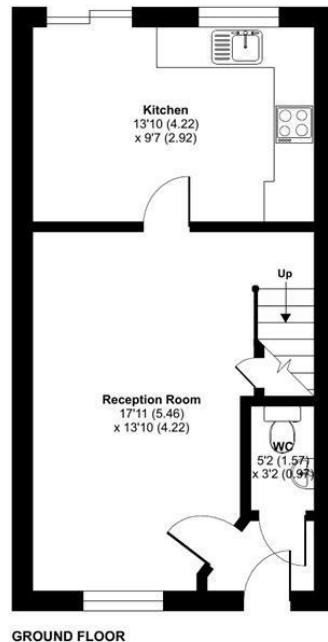




Azelin Avenue, Bristol, BS13

Approximate Area = 784 sq ft / 72.8 sq m

For identification only - Not to scale



Google

Map data ©2026



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Greenwoods Property Centre. REF: 1399860



GREENWOODS
SALES • LETTINGS • COMMERCIAL

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(35-54)	E	
(21-34)	F	
(1-20)	G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC

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.