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CARDIFF

VALE

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BRISTOL



*Reynolds Walk*

HORFIELD





Comments by Mr Carl Mortimore

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Mr Carl Mortimore  
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TOTAL FLOOR AREA : 1707 sq.ft. (158.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Comments by the Homeowner



# Reynolds Walk

*Horfield, Bristol, BS7 0HU*

Offers In The Region Of

**£485,000**



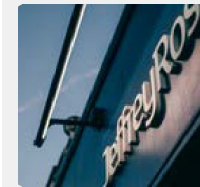
6 Bedroom(s)



3 Bathroom(s)



1722.24 sq ft



Contact our  
***Property Outlet Branch***

0117 935 4565

The Property Outlet are pleased to bring to the market this beautiful 6 bedroom semi detached family home. offering a real balance of traditional and modern features. In brief the property comprises porch, entrance hallway, living room, dining room, second reception room, fitted kitchen, ground floor w/c, & a double bedroom with ample storage. To the first floor you will find 3 double bedrooms, 1 single bedroom and a family bathroom/wc. To the second floor there is a double bedroom along with an en/suite shower room. Outside there are attractive front & rear gardens along with off road parking & a garage. The Property Outlet feel this home would ideally suit a growing family or maybe an investor.

Take an interactive virtual walk around this property via our virtual tour, you can even measure walls and space to check if your furniture fits. For any further enquiries or to book a viewing please contact our Horfield office.

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|                                         |                                                   |                                                                                                                              |
|-----------------------------------------|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Entrance Porch                          | Double Bedroom 13'2" 12'2" (4.02 3.72)            | <b>Tenure</b><br>We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor. |
| Entrance Hallway                        | Single Bedroom 8'9" 6'11" (2.68 2.11)             |                                                                                                                              |
| Living Room 15'5" 11'10" (4.70 3.61)    | Bathroom & W/c                                    | <b>Council Tax</b><br>Band - C                                                                                               |
| Reception Room 13'2" 11'10" (4.02 3.61) | Landing Area                                      |                                                                                                                              |
| Dining Room 10'11" 7'10" (3.35 2.39)    | Double Bedroom 11'9" 8'11" (3.59 2.74)            |                                                                                                                              |
| Fitted Kitchen 14'7" 6'11" (4.47 2.11)  | Second Floor Landing                              |                                                                                                                              |
| Cloakroom & W/c 3'9" 2'10" (1.15 0.87)  | Double Bedroom 14'11" 14'2" (4.55 4.32)           |                                                                                                                              |
| Double Bedroom 12'5" 8'11" (3.79 2.74)  | En/Suite Shower Room & W/c 10'5" 5'6" (3.20 1.70) |                                                                                                                              |
| Inner Hallway                           | Outside                                           |                                                                                                                              |
| Porch                                   | Front Garden                                      |                                                                                                                              |
| First Floor Landing                     | Rear Garden                                       |                                                                                                                              |
| Double Bedroom 15'4" 12'2" (4.69 3.72)  | Off Road Parking                                  |                                                                                                                              |









| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 |         | 77                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   |         |                                                                                                             |
| (39-54) E                                   |         |                                                                                                             |
| (21-38) F                                   | 34      | 34                                                                                                          |
| (1-20) G                                    |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |

