



**Dings Walk, Bristol, BS2**  
 Approximate Area = 843 sq ft / 78.3 sq m  
 Shed = 79 sq ft / 7.3 sq m  
 Total = 922 sq ft / 85.6 sq m  
 For identification only - Not to scale

The important bit We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/draind down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

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Get in touch to arrange a viewing!

Like what you see?



**9 Dings Walk, St Philips, Bristol, BS2 0LW**  
**Offers In Excess Of £300,000**



Council Tax Band: A | Property Tenure: Freehold

**NO CHAIN!** Located on Dings Walk, Bristol, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two spacious double bedrooms, ensuring ample room for relaxation and rest. With both a bathroom and a shower room, morning routines will be a breeze for all residents. The heart of the home features a welcoming lounge/diner, perfect for entertaining guests or enjoying family meals and the adjoining kitchen is well laid out. Adding to the appeal is a conservatory, which provides a bright and airy spot to unwind while overlooking the rear garden. Outside, the property offers a rear garden, ideal for outdoor activities or simply enjoying the fresh air. Additionally, there is parking available which is sought after in this area. Situated close to a park, school and various amenities, this home is perfectly positioned for families and professionals alike. The vibrant city centre of Bristol is also within easy reach, offering a wealth of shopping, dining, and entertainment options. With no onward chain, this semi-detached home is ready for you to move in and make it your own. Don't miss the chance to view this wonderful property!



**Entrance Porch**

5'2 x 2'8 (1.57m x 0.81m)  
Sliding door to front, windows to front and side, door to entrance hall.

**Entrance Hall**

Door to front, radiator, stairs rising to first floor landing, cupboard housing meters and fuse board, wood effect flooring.

**Lounge/Diner**

13'6 max x 12'5 max (4.11m max x 3.78m max)  
Double glazed window to front, radiator, wood effect flooring, gas fire with surround (the gas fire has been disconnected), under stairs storage cupboard with light and plumbing for washing machine.

**Kitchen**

11'3 max x 8'10 max (3.43m max x 2.69m max)  
Two windows to rear, wall and base units with work tops over, sink and drainer, space for cooker, cooker hood, radiator, tiled flooring, tiled splash backs, space for fridge/freezer, space for appliance.

**Downstairs Bathroom**

8'11 x 3'10 (2.72m x 1.17m)  
Double glazed window to rear, radiator, wash hand basin, enclosed bath with shower over, W.C, tiled walls, tiled effect flooring.

**Rear Porch**

Door to conservatory, sliding door to downstairs bathroom, tiled flooring.

**Conservatory**

12'5 x 7'3 (3.78m x 2.21m)  
Tiled flooring, double glazed window to rear and sides, light, double glazed doors to rear garden.

**First Floor Landing**

Double glazed window to side, loft access (with drop down ladder, part boarded and insulated).

**Bedroom One**

15'7 max x 10'3 max (4.75m max x 3.12m max)  
Two double glazed windows to front, radiator, over stairs storage cupboard.

**Bedroom Two**

12'2 x 8' (3.71m x 2.44m)  
Double glazed window to rear, radiator, vanity wash hand basin.

**Shower Room**

8'9 x 7'4 (2.67m x 2.24m)  
Double glazed window to rear, shower cubicle, extractor fan, W.C, wash hand basin, radiator, tiled and UPVC splash backs, airing cupboard housing gas combination boiler, shaver point.

**Front**

Block paved driveway, side gate to rear garden.

**Rear Garden**

Enclosed rear garden, patio area, outside tap, raised boarder, side gate, tree.

**Shed**

13'7 x 5'10 (4.14m x 1.78m)  
Door and window.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(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	

