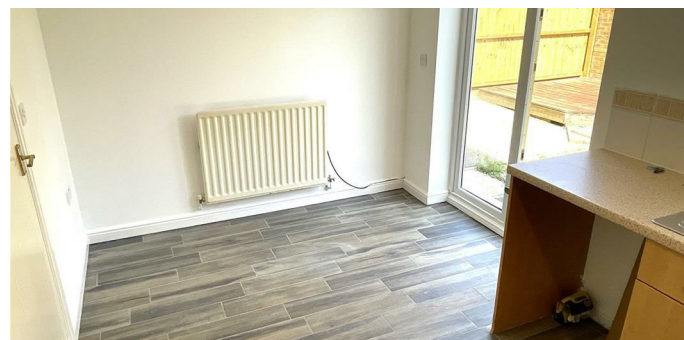




**Jellicoe Avenue,
Bristol, BS16 1WD**

PRICE: £350,000

Property Features

- Three Double Bedrooms
- No Onward Chain
- Popular Location
- Good Condition Throughout
- Kitchen/Diner
- Off Street Parking

Full Description

Hallway

Door to hallway with double glazed window to side, radiator and doors to:

Cloak Room

Double glazed obscure window to front, low-level WC vanity hand wash basin with tiled splashback and radiator.

Living Room

14'0" x 13'2" (4.28 x 4.03)

Double glazed window to front, two radiators, TV point, fireplace with electric fire, stairs rising to 1st floor landing, under stairs storage cupboard and door to;

Kitchen/Diner

14'0" x 8'0" (4.29 x 2.45)

A range of wall and base units with work top over, space for washing machine, integrated oven with gas hob and extractor fan over, tiled splashback's, stainless steel sink with drainer and mixer tap. Double glazed doors to garden, double glazed window to rear, radiator and tiled floor.

Landing

Double glazed window to rear, radiator, airing cupboard housing hot water cylinder. Access to lofts and doors to;

Bedroom One

11'4" x 10'11" (3.46 x 3.33)

Double glazed window to front, radiator and door to;

En-suite

Double glazed window to front, suite comprising of a pedestal hand wash basin with mixer tap, low level WC, quadrant shower with mains fed shower, radiator, extractor fan and shaver point.



Bedroom Two
12'0" x 8'8" (3.66 x 2.66)
Double glazed window to front, TV point and radiator.

Bedroom Three
10'0" x 7'9" (3.05 x 2.37)
Double glazed window to rear and radiator.

Family Bathroom
Double glazed obscure window to rear, suite comprising of a panelled bath with mixer tap and shower attachment, low-level WC, vanity hand wash basin, radiator, shaver point and extractor fan.

Rear Garden
Enclosed by fencing and walling, mainly laid to gravel and patio with side access to carport. Outside tap.

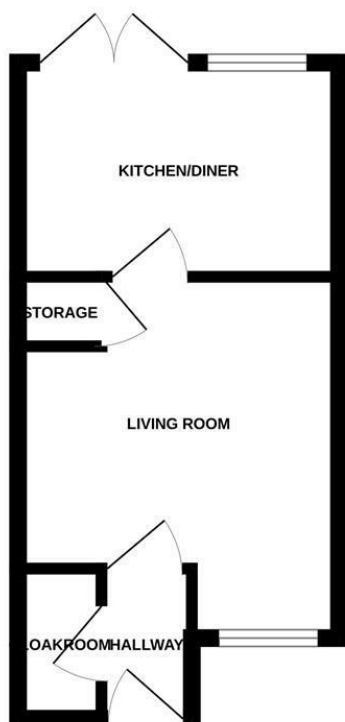
Carport
Off street parking



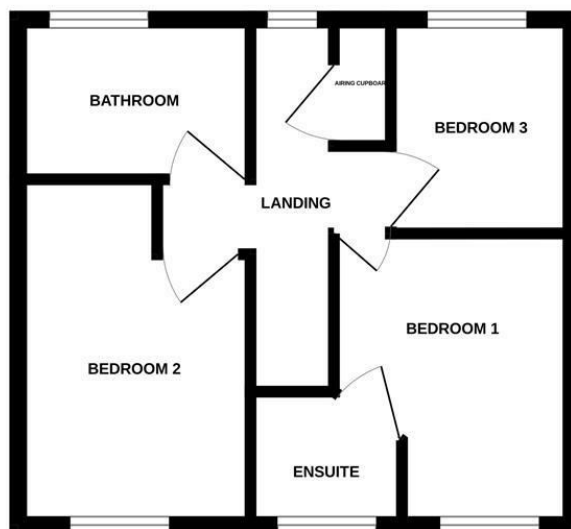
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements