



**Walnut Crescent, Bristol, BS15**  
 Approximate Area = 900 sq ft / 83.6 sq m  
 Garage = 135 sq ft / 12.5 sq m  
 Total = 1035 sq ft / 96.1 sq m  
 For identification only - Not to scale



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, however they may be available by separate negotiation. 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/drainaged, 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.

**The Important Bit**

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 Get in touch to arrange a viewing!



**50 Walnut Crescent, Bristol, Gloucestershire, BS15 4HU**  
**Offers In Excess Of £300,000**





Council Tax Band: C | Property Tenure: Freehold

**NO CHAIN!** Blue Sky are delighted to offer for sale this superb three bedroom semi-detached home located on Walnut Crescent in Kingswood. The current vendor has presented this home to a high standard, all set to move into! Location is ideal as local schools are close by as well as the amenities of Kingswood High Street and for commuters the ring road is only a short drive away! Ideal spot! The accommodation comprises; entrance hall, kitchen/diner and spacious lounge on the ground floor. To the first floor you will find three good size bedrooms and main bathroom. Externally the property boasts front, side and rear gardens and offers a single garage located in a block near to the property. Don't miss out on this gem of a property, call today!



**Entrance Hall**

11'10" x 5'10" (3.61m x 1.78m)  
Stairs to first floor landing, under stairs storage cupboard, additional under stairs cupboard housing electric meter and fuse board, double glazed door to front and windows to front, base cupboard housing gas meter, radiator, spotlights.

**Kitchen/Diner**

11'11" x 11'11" (3.63m x 3.63m)  
Double glazed windows to front and side, double glazed door to side, radiator, spotlights, electric hob and oven, space for washing machine, wall and base units, worktops, tiled splash backs, sink and drainer, integrated fridge/freezer, cooker hood.

**Lounge**

18'3" x 12'2" (5.56m x 3.71m)  
Feature wall with electric fire, two double glazed windows to rear, two radiators, spotlights.

**First Floor Landing**

Airing cupboard housing gas combi boiler, loft access (part boarded and drop down ladder), spotlights.

**Bedroom One**

12' x 10'5" (3.66m x 3.18m)  
Double glazed window to front, radiator, spotlights.

**Bedroom Two**

10'6" x 9'7" (3.20m x 2.92m)  
Double glazed window to rear, radiator, fitted wardrobes with sliding doors, spotlights.

**Bedroom Three**

7'5" x 7'5" (2.26m x 2.26m)  
Double glazed window to front, radiator, spotlights.

**Bathroom**

7'3" x 6'5" (2.21m x 1.96m)  
Double glazed window to rear, extractor fan, heated towel rail, W.C. enclosed bath with shower over, shower screen, vanity wash hand basin, spotlights, tiled walls and flooring.

**Front Garden**

Steps down and pathway to front door, Astro turf, raised garden, gravel area, decorative stones, side gate.

**Side And Rear Garden**

Gated side access, outside tap, rear gate, Astro turf, patio area, raised garden, cellar store, outside lights, lawn area, decorative stones.

**Garage**

16'5" x 8'2" (5.00m x 2.49m)  
Single garage with up and over door. Located in a block away from the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

