



****NO ONWARD CHAIN****

This delightful three-bedroom semi-detached home presents a fantastic opportunity for families and first-time buyers alike. Thoughtfully laid out, the property boasts spacious open plan living to the ground floor. A brilliant space to host friends and family all year round.

You are welcomed into this brilliant home via the porch, an ideal space to leave coats and shoes when escaping the elements. Within the porch space is an ever-useful cloakroom WC which is currently also used as a utility space. The ground floor comprises an impressive open plan living space which can be utilised to suit many living arrangements.

Upstairs are three well proportioned bedrooms, two of which are generous doubles with the largest bedroom profiting built in storage. The third bedroom would lend itself perfectly to a home office, gaming room, nursery or spacious single bedroom. The loft space is fully board and has lighting, ideal for storage, collectables or even avid train fanatics.

- Semi Detached Family Home
- Three Bedrooms
- 'L' Shaped Sitting / Dining / Kitchen Room
- NO ONWARD CHAIN
- Downstairs W.C & Utility
- Upstairs Family Bathroom
- Pretty Rear Garden with a Koi Fishpond
- Attached Garage & Off Street Parking
- 'All Weather' Covered Patio
- Energy Rating - C

Sitting / Dining Room 22'10 max x 11'2 max (6.96m max x 3.40m max)

Kitchen 14'2 x 6'2 (4.32m x 1.88m)

Bedroom One 13'8 x 10'10 (4.17m x 3.30m)

Bedroom Two 10'9 x 10'4 (3.28m x 3.15m)

Bedroom Three 10'10 x 7'2 (3.30m x 2.18m)

Bathroom 10'6 x 7'5 (3.20m x 2.26m)

Tenure - Freehold

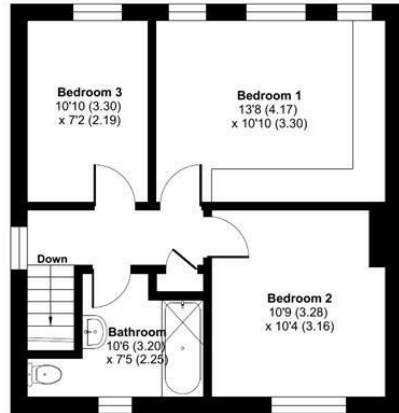
Council Tax Band - B



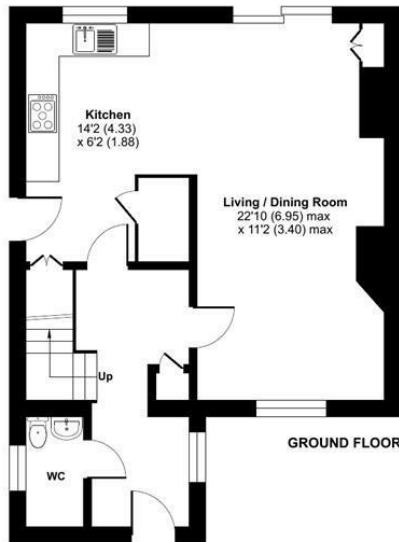


Wallingford Road, Knowle, Bristol, BS4

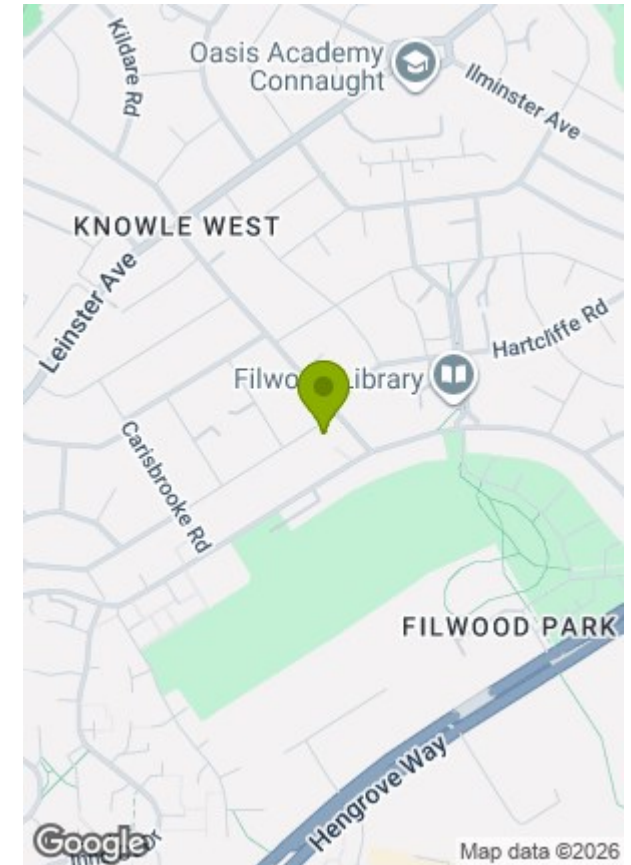
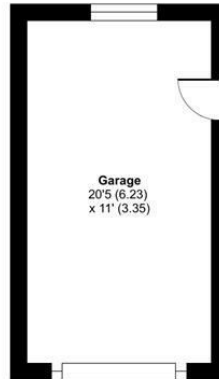
Approximate Area = 1033 sq ft / 95.9 sq m
Garage = 225 sq ft / 20.9 sq m
Total = 1258 sq ft / 116.8 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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			
England & Wales		71	80
		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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. GREENWOODS SALES · LETTINGS · COMMERCIAL Produced for Greenwood's Property Centre. REF: 1464897

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