



## Winter Walk, Bristol

, BS14 9BL

£470,000



# Winter Walk, Bristol

## DESCRIPTION

This four-bedroom end of terrace house is offered for sale in good condition, set on a private road tucked off Wells Road in Bristol. Well suited to families, the property provides practical accommodation over three levels.

The ground floor features a kitchen to the front with good natural light, and a light and airy lounge to the rear. Patio doors open directly onto the enclosed rear garden, providing a pleasant outlook and easy indoor-outdoor access. A ground floor W/C adds everyday convenience. The property also benefits from off-street parking and a garage.

On the first floor, there are three bedrooms: two doubles, one of which has a Juliet balcony, and a single bedroom. A family bathroom serves these rooms. The master bedroom occupies the second floor and is a double room with Velux window and its own shower ensuite.

Located in BS14, the property is well placed for local amenities along Wells Road, including everyday shops, cafés and services. There are nearby schools in the surrounding area, making this a practical base for family life. Local parks and green spaces around south Bristol provide opportunities for walking and recreation.

Public transport links are available from Wells Road, with bus services into Bristol city centre. Bristol Temple Meads station can be reached by bus or car for rail services towards London, the South West and the Midlands. Road connections from this part of Bristol give access to the wider city and key commuter routes.



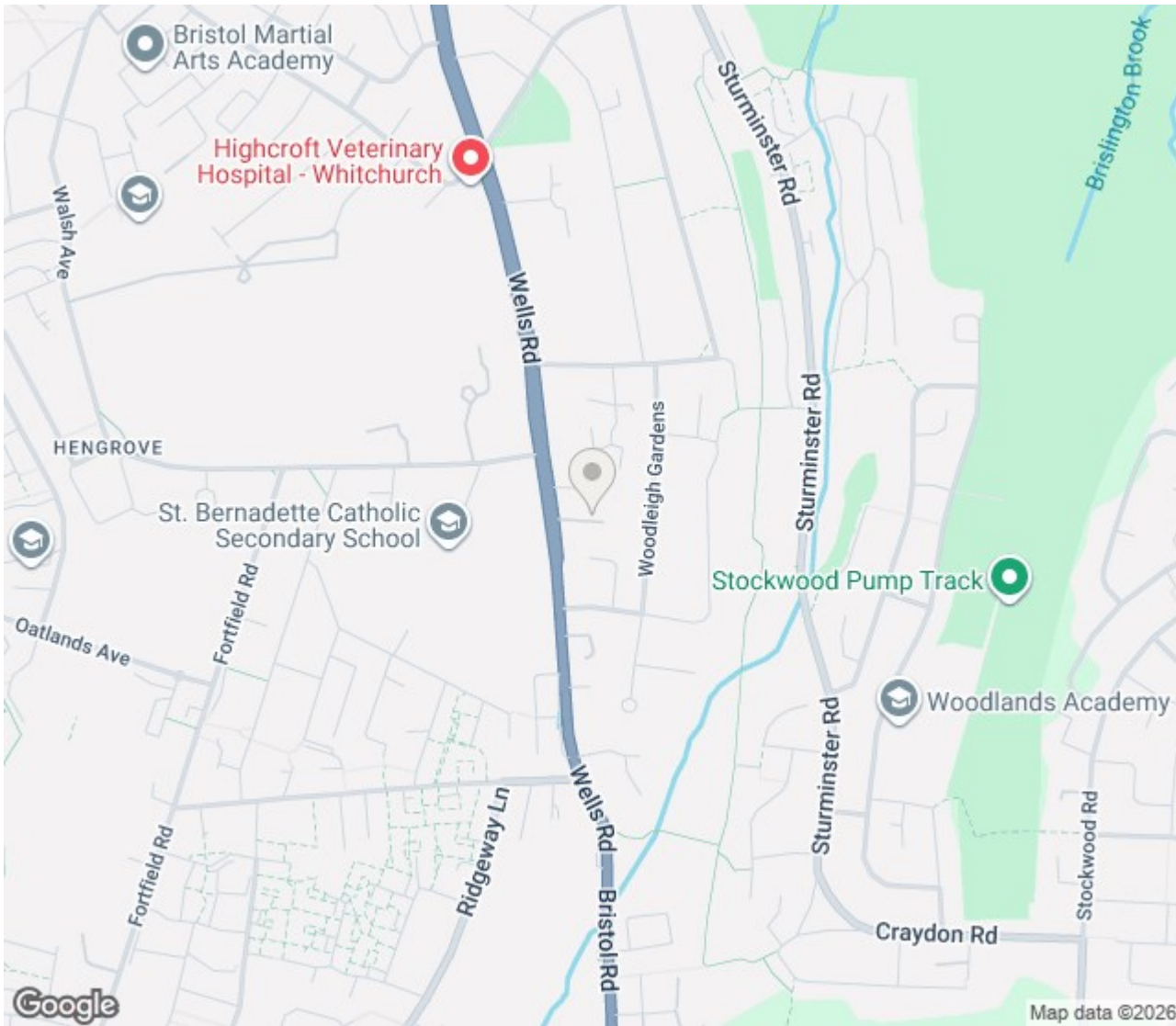





**Winter Walk, BS14 9BL**  
 Approximate Gross Internal Area (excluding garage) 112.5 sq m / 1211 sq ft  
 Total Area 128.8 sq m / 1384 sq ft







## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**









These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.