



## 6 Cornish Walk, Bristol, BS14 8LP

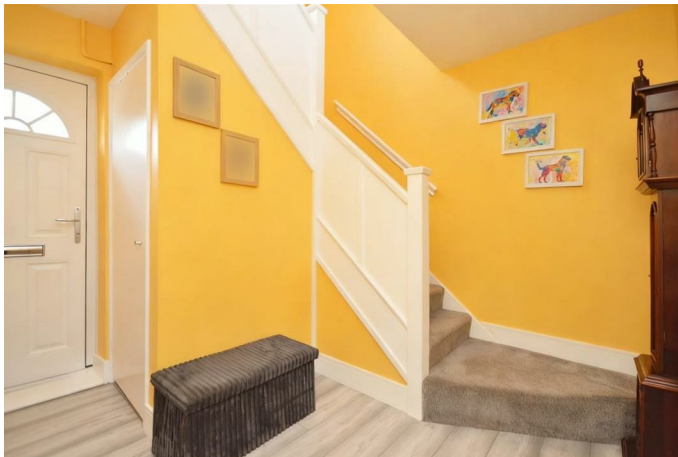
**£342,500**

This three-bedroom terraced house is offered **\*\*for sale\*\*** in a sought-after residential area of Bristol, well placed for local amenities, schools and green spaces.

The ground floor provides a good-size hallway leading to a sitting/dining room with French doors opening directly onto the rear garden, creating a pleasant garden outlook and easy indoor-outdoor access. The kitchen is positioned off sitting area, its modern, bright and airy and has an integrated fridge/freezer, oven and hob. Upstairs, there are two double bedrooms and one single bedroom, together with a family bathroom. The property has an EPC rating of D and falls within Council Tax Band C.

Externally, the house benefits from a double driveway providing off-street parking. To the rear, there is a landscaped, good-size garden with a large patio area, offering ample space for outdoor seating and family use. The property is close to local woods and a nature reserve, providing attractive walking routes and access to green space.

### Entrance Hall



### First Floor Landing



### Sitting / Dining Room

20'6" x 11'5" (6.27 x 3.50)



### Bedroom One

11'8" x 11'4" (3.57 x 3.46)



### Kitchen

10'7" x 9'10" (3.25 x 3.02)



### Bedroom Two

11'8" x 9'2" (3.58 x 2.81)



### Bedroom Three

9'4" x 7'6" (2.85 x 2.30)



### Bathroom

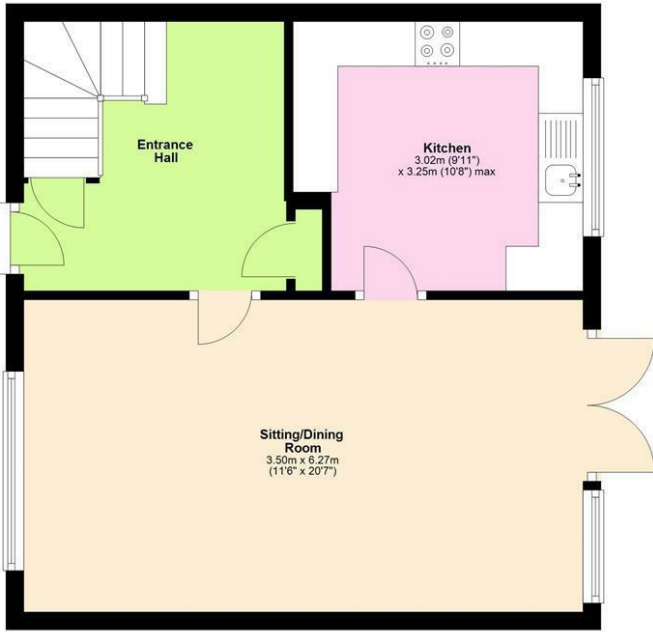


### Outside

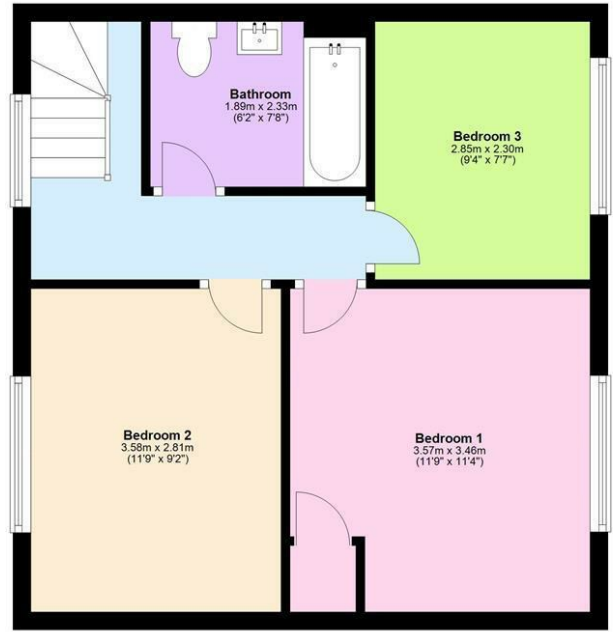


# Floor Plan

**Ground Floor**  
Approx. 41.6 sq. metres (447.4 sq. feet)

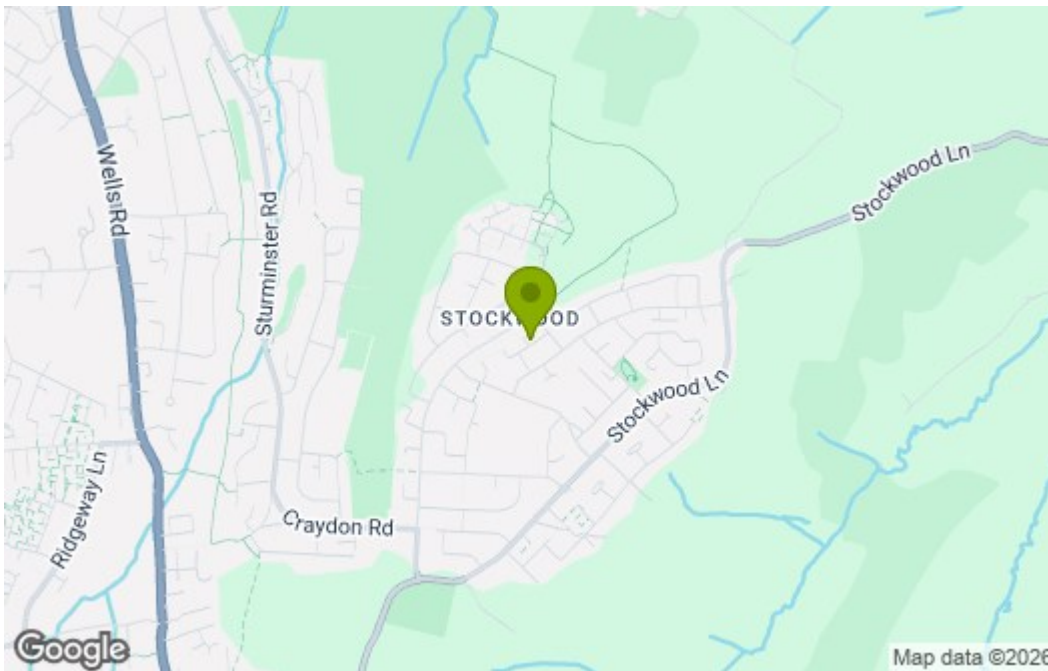


**First Floor**  
Approx. 41.0 sq. metres (441.7 sq. feet)

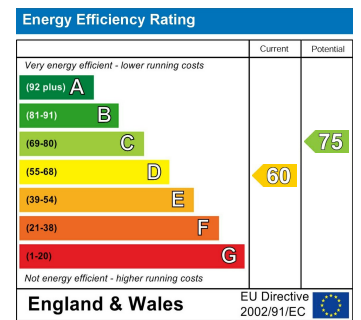


Total area: approx. 82.6 sq. metres (889.1 sq. feet)  
**6 Cornish Walk, Bristol**

# Area Map



# Energy Efficiency Graph



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