

**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;

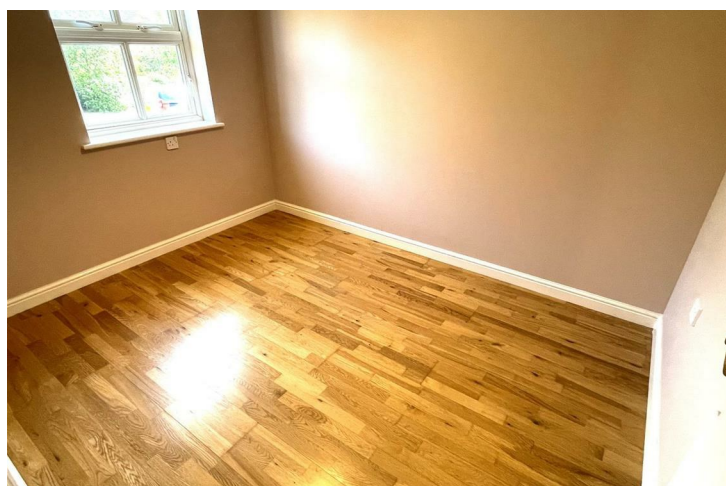
### Bedroom One

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**

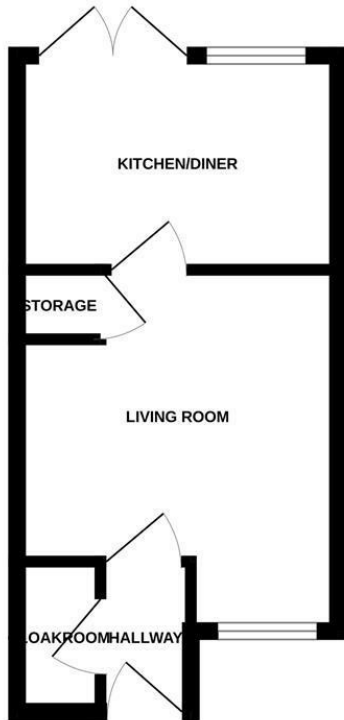
Off street parking



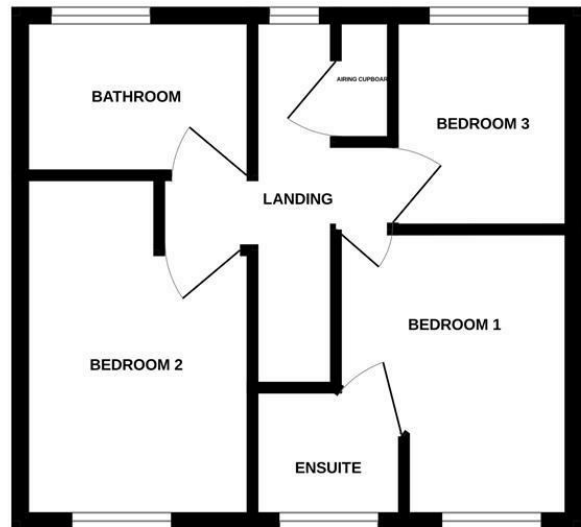
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025

4 Flaxpits Lane  
Winterbourne  
Bristol  
BS36 1JX

[www.aj-homes.co.uk](http://www.aj-homes.co.uk)  
[info@aj-homes.co.uk](mailto:info@aj-homes.co.uk)  
01454 252140

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