



Walsh Avenue, Bristol
BS14 9SQ

Asking Price £390,000



Walsh Avenue, Bristol

DESCRIPTION

A generously extended and versatile 3/4 bedroom semi-detached home, offering spacious accommodation over three floors, off-street parking to the front and a substantial rear garden.

The property is entered via an entrance hall leading into the main lounge, providing a comfortable principal reception room. From here is a versatile area, which benefits from built-in cupboards currently used for storage. This flexible space could also be used as an additional dining or sitting area.

The extended kitchen is fitted with a range of wall and base units, extensive work surfaces and a central island, with the adjoining conservatory providing a bright and spacious dining and family area with direct access to the rear garden.

Also on the ground floor is a useful snug/sitting room, currently used as an additional lounge, which could alternatively be utilised as a fourth bedroom, home office or playroom.

To the first floor are three bedrooms and the family shower room. The main bedroom benefits from built-in sliding-door wardrobes, while bedroom three features built-in bunk beds. Bedroom two provides access to the staircase leading to the loft room.

The loft room is currently used as a bedroom and benefits from a Velux window providing natural light, together with useful eaves storage.

Outside, there is off-street parking to the front, while the substantial enclosed rear garden offers areas of lawn, artificial lawn, paved seating and entertaining spaces, raised beds and established planting. Further benefits include a built-in trampoline, greenhouse and multiple sheds providing excellent storage.

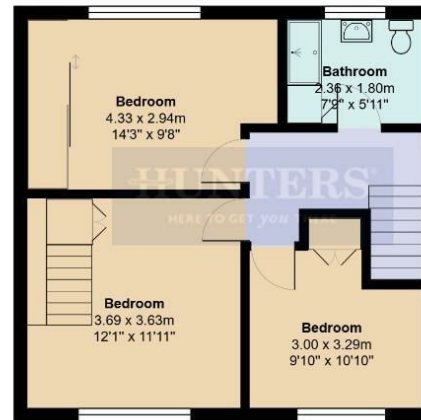
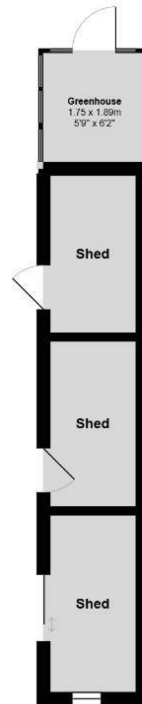
Walsh Avenue is situated in the popular Hengrove area of South Bristol, close to local schools, shops, everyday amenities and leisure facilities, with convenient road and public transport links providing access to Bristol city centre and surrounding areas.



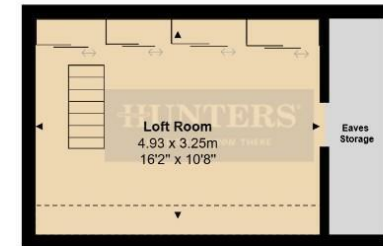




Ground Floor



First Floor

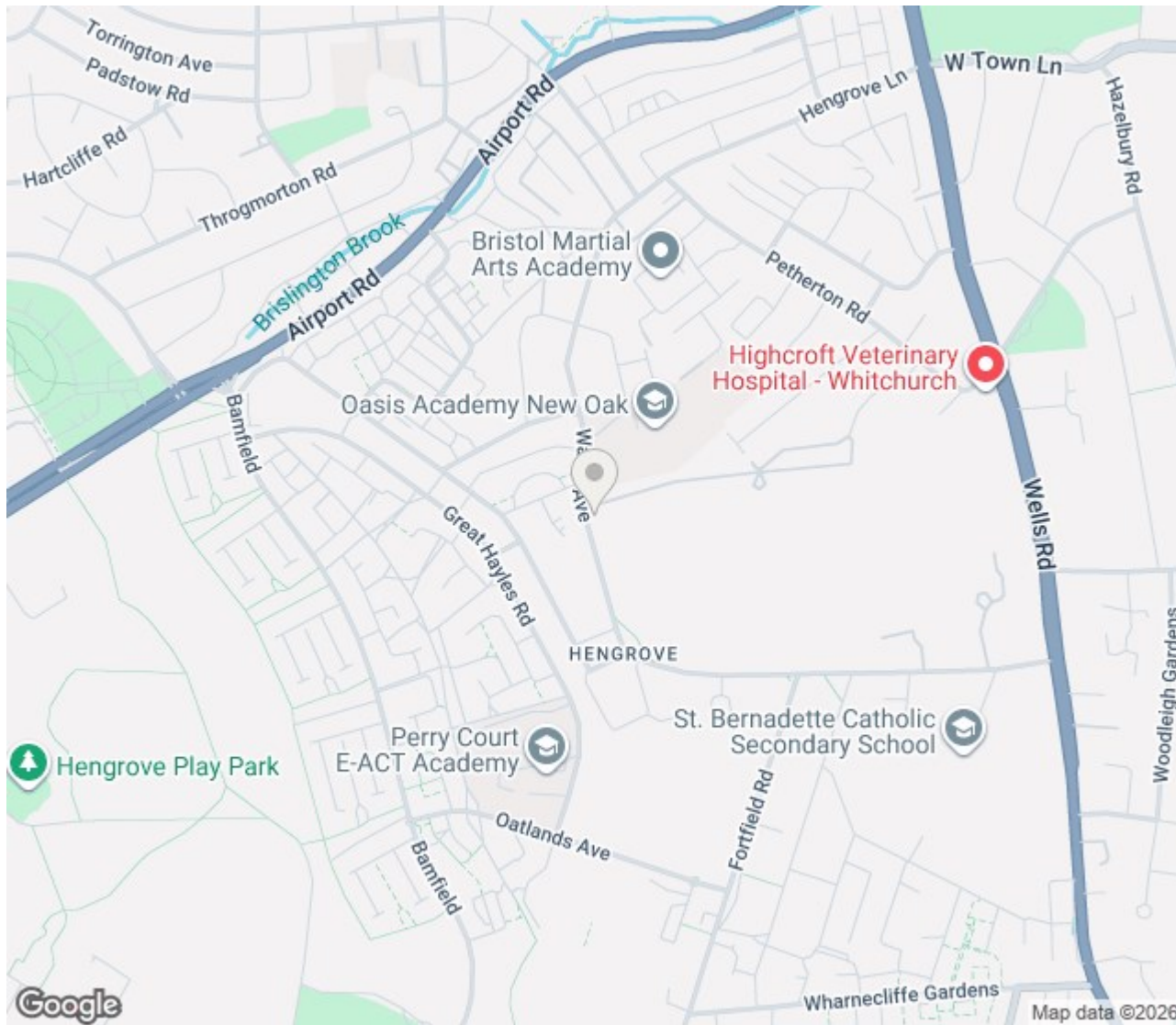


Second Floor

Walsh Avenue, Hengrove, Bristol, BS14 9SQ
Approximate Gross Internal Area (excluding sheds) 150.7 sq m / 1622 sq ft
Total Area 163.9 sq m / 1765 sq ft







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com

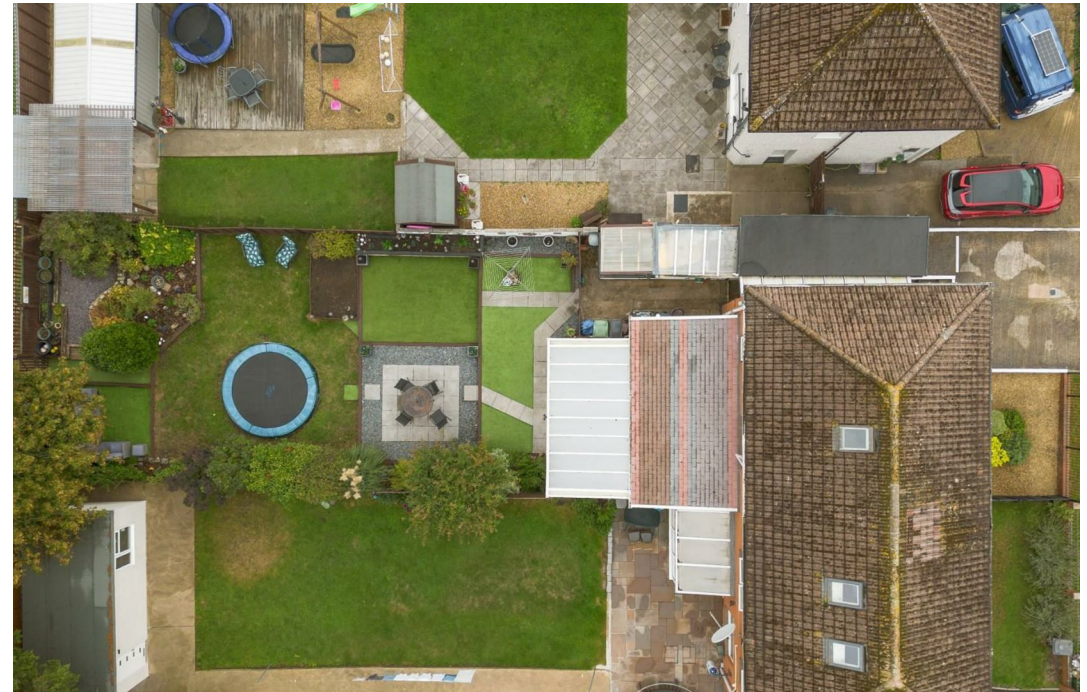
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