



3 Wallingford Road, Bristol, BS4 1SN

£325,000

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

**\*\*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.

Externally this property offers plenty too, with a covered patio section, perfect for BBQ's all year round! Beyond the patio is an expansive garden mainly laid to lawn with plenty of space for a growing family.

The garage completes this fantastic home which again could be open to a number of uses depending on what might be required.

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

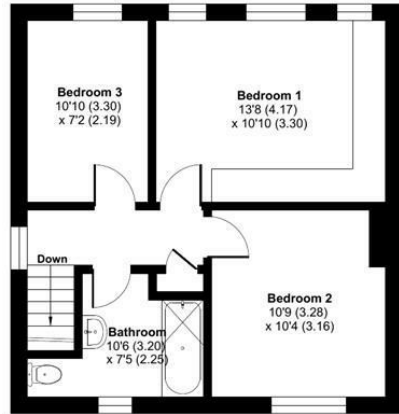
Council Tax Band - B



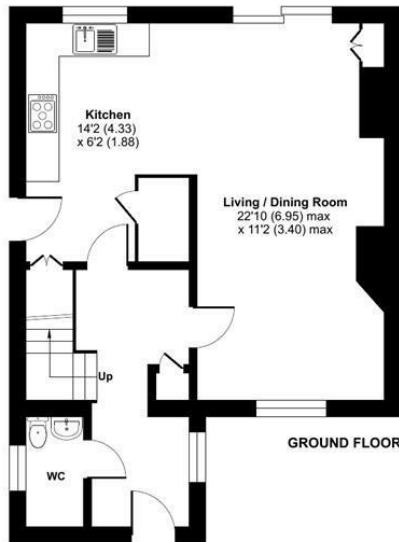


## Wallingford Road, Knowle, Bristol, BS4

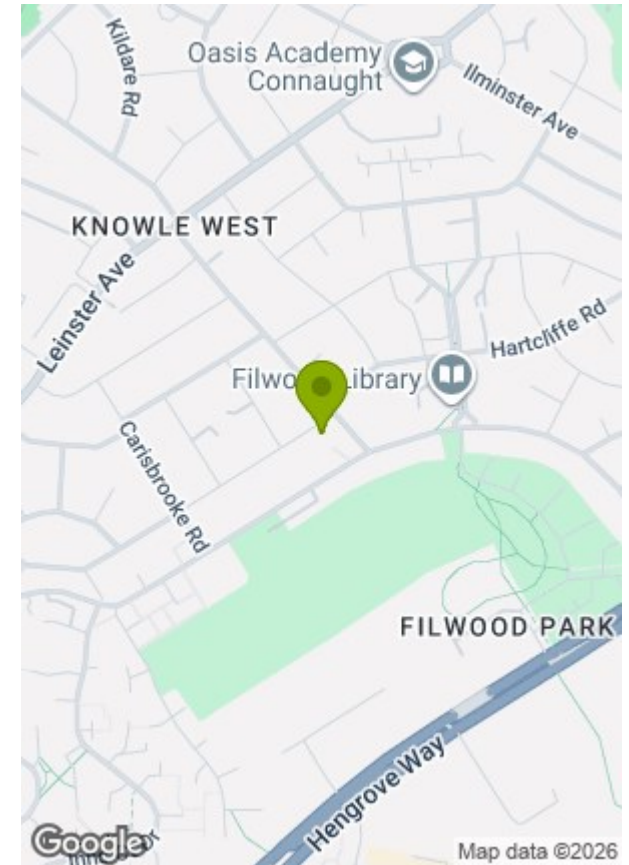
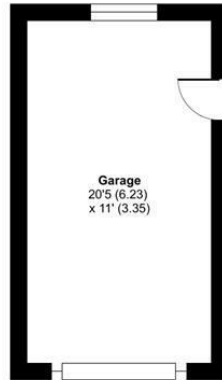
Approximate Area = 1033 sq ft / 95.9 sq m  
 Garage = 225 sq ft / 20.9 sq m  
 Total = 1258 sq ft / 116.8 sq m  
 For identification only - Not to scale



FIRST FLOOR

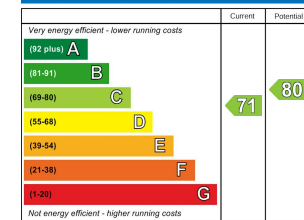


GROUND FLOOR



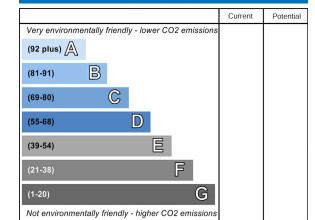
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### Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC

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