



22 Inns Court Avenue, Bristol, BS4 1TG

£285,000

This spacious semi-detached family home, located on Inns Court Avenue, offers a fantastic opportunity for those looking to update and personalize a property to suit their needs. In need of modernization, the home provides excellent potential for a growing family looking for more space.

As you approach the property, steps lead up to the porch, which opens into a hallway. From here, you enter the front room, providing a comfortable space to relax. Beyond the front room, you'll find a dining room with sliding doors that lead to the garden, allowing for easy indoor-outdoor living. The dining room also connects to the kitchen and a convenient shower room. Upstairs, the layout offers plenty of space for family living. To the left, you'll find two double bedrooms, while to the right, there are two more double bedrooms and a good-sized family bathroom.

The property boasts a block-paved front garden with off-street parking and a garage, offering convenience and practicality. To the rear, you'll find a generous-sized garden, with patio areas, a lawn, and a shed that's in need of some TLC but has plenty of potential to be a great outdoor space.

While the home requires some updating, it presents a fantastic opportunity to create a comfortable and spacious family home. The property is conveniently located near local amenities, schools, and transport links, making it an ideal choice for family living.

This home is perfect for those looking for a property with potential in a practical location. Arrange a viewing today!

Sitting Room 13'07 max x 12'02 max (4.14m max x 3.71m max)

Dining Room 8'10 x 11'07 (2.69m x 3.53m)

Kitchen 9'00 x 8'08 (2.74m x 2.64m)

Downstairs Shower Room 8'10 x 4'05 (2.69m x 1.35m)

Bedroom One 10'04 x 14'01 max (3.15m x 4.29m max)

Bedroom Two 12'05 x 8'00 (3.78m x 2.44m)

Bedroom Three 12'00 max x 8'00 (3.66m max x 2.44m)

Bedroom Four 8'11 x 8'00 (2.72m x 2.44m)

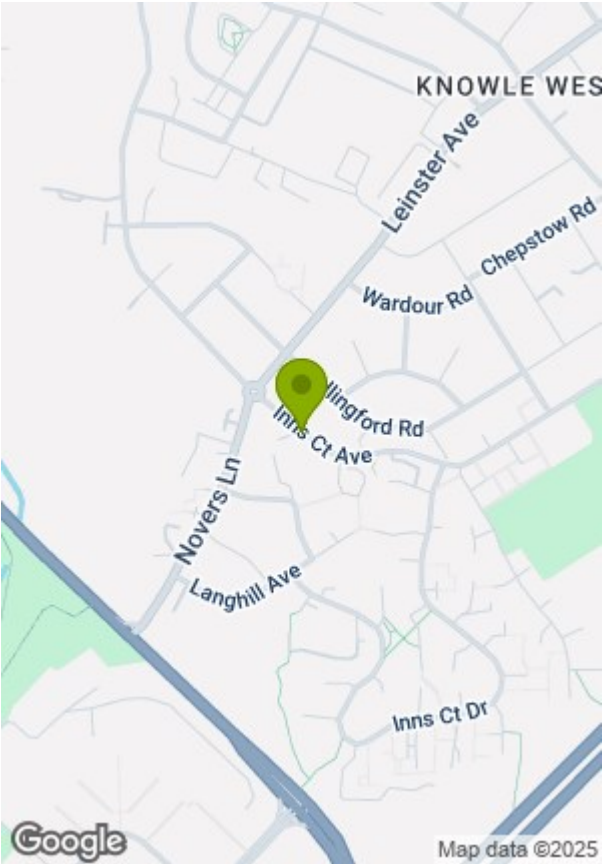
Bathroom 8'11 x 8'00 (2.72m x 2.44m)

Tenure - Freehold

Council Tax Band - B







| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         | 81        | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   | 61                      |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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