



- **Garage In Nearby Block**
- **Three Bedroom**
- **Kitchen / Breakfast Room**
- **West Facing Rear Garden**

- **Semi Detached Family Home**
- **Good Size Living Room**
- **Utility Room**
- **Ground Floor W/C**

Set in a popular and practical location, this well-proportioned semi-detached family home offers comfortable, adaptable living with plenty to like both inside and out.

The ground floor flows nicely, with a generous lounge providing a welcoming space to relax, while the kitchen/breakfast room is ideal for everyday family life. A separate utility room adds valuable practicality and helps keep the main living areas clutter-free, complemented by a convenient ground floor W/C.

Upstairs, there are three bedrooms, thoughtfully arranged to suit modern living. The third bedroom has been cleverly adapted with a stud wall to create a separate area, making it ideal as a dressing room, home office or nursery — a great example of flexible space that can evolve with your needs.

Outside, the west-facing rear garden is a real bonus, enjoying afternoon and evening sun and providing a pleasant space for outdoor dining or simply unwinding. A garage in a nearby block offers additional storage or parking convenience.

Well located for families and commuters alike, the property sits close to Wansdyke Primary School, Hengrove Park and benefits from excellent transport links into Bristol city centre and out to Bristol Airport.

A smart, versatile home in a location that makes everyday life easy.

Living Room 18'8" max x 9'11" (5.71 max x 3.03)

Kitchen / Breakfast Room 15'5" x 9'1" (4.70 x 2.79)

Utility Room 12'1" x 4'5" (3.70 x 1.35)

Bedroom One 14'6" x 9'1" (4.44 x 2.78)

Bedroom Two 9'8" x 8'10" (2.95 x 2.70)

Bedroom Three (Part of) 9'6" x 8'10" (2.90 x 2.70)

Bedroom Three (Part of) 8'10" x 5'10" (2.70 x 1.80)

Bathroom 8'10" x 4'7" (2.70 x 1.40)

Garage 18'0" x 8'2" (5.50 x 2.50)

Tenure Status - Freehold

Council Tax - Band B





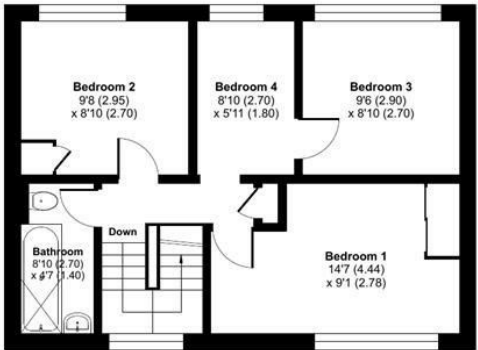




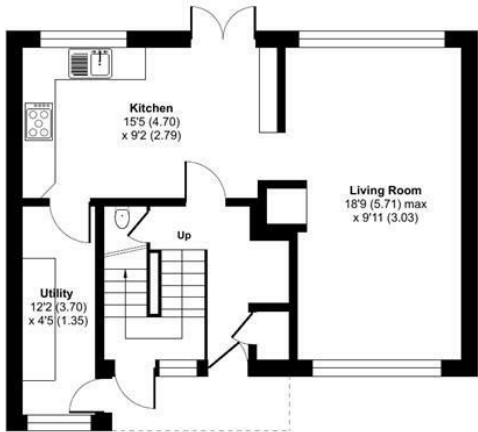


Lower Fallow Close, Bristol, BS14

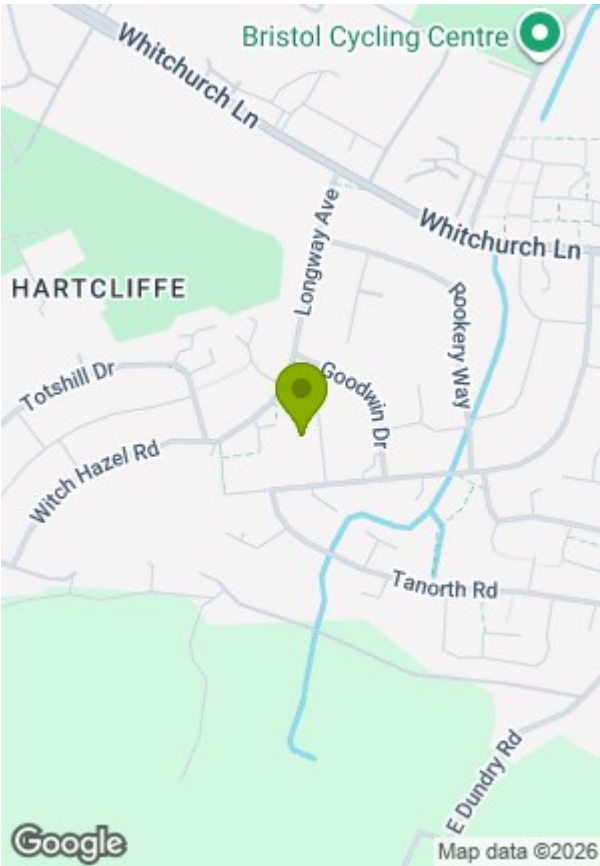
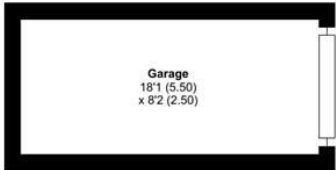
Approximate Area = 1023 sq ft / 95 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 1171 sq ft / 108.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(15-39) D		
(9-14) E		
(1-8) F		
(0) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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