



Walsh avenue, Hengrove

£325,000

- **Energy Rating - D**
- **Three Bedrooms**
- **No Onward Chain**
- **Good Size Rear Garden**
- **Semi Detached House**
- **Large Living / Dining Room**
- **Garage & Parking**
- **Gas C/H & Upvc D/G**

Positioned on Walsh Avenue in the ever popular area of Whitchurch, this three bedroom semi detached home is a fantastic opportunity for families, offering space, convenience and plenty of potential, all with the added benefit of no onward chain.

The ground floor is centred around a generous living and dining room, a bright and versatile space that works perfectly for both everyday family life and entertaining. The kitchen is set separately, providing a practical layout with scope to update and tailor to your own style over time.

Upstairs, you will find three well proportioned bedrooms along with a family bathroom, providing comfortable accommodation for growing families or those needing a bit of extra space.

Outside is where this home really comes into its own. The rear garden is a great size and laid mainly to lawn, making it ideal for children, pets or simply enjoying time outdoors. There is also a substantial storage shed, perfect for keeping tools, bikes or garden furniture neatly tucked away.

Further benefits include a garage and off street parking, adding to the practicality of the home.

Location is always key, and here you are within easy reach of Oasis Academy, as well as a range of local amenities, making day to day life that much easier.

With its great location, generous plot and no onward chain, this is a home with real potential to make your own.

Living / Dining Room 25'5" x 10'7" (7.76 x 3.25)

Kitchen 12'2" x 6'7" (3.71 x 2.01)

Bedroom One 13'8" max x 10'11" (4.17 max x 3.35)

Bedroom Two 12'0" max x 10'11" (3.67 max x 3.35)

Bedroom Three 10'6" x 6'11" (3.22 x 2.12)

Bathroom 6'11" x 5'11" (2.11 x 1.82)

Garage 18'9" x 9'4" (5.74 x 2.87)

Shed 15'6" max x 7'6" (4.73 max x 2.30)

Tenure Status - Freehold

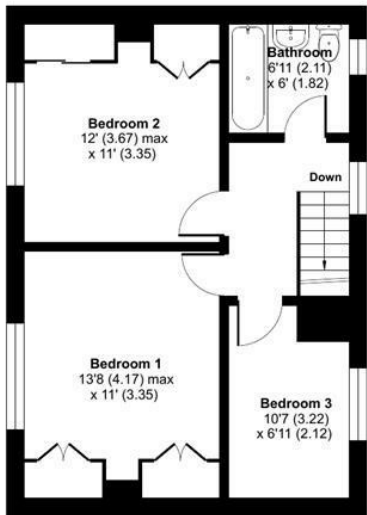
Council Tax - Band A



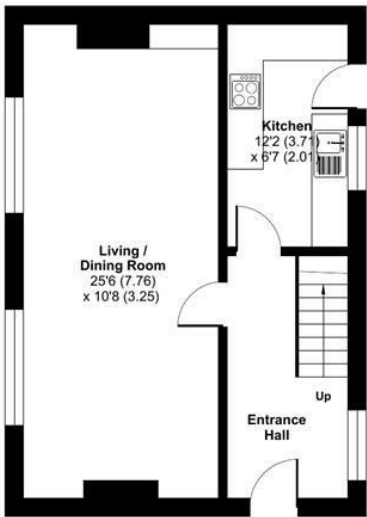


Walsh Avenue, Bristol, BS14

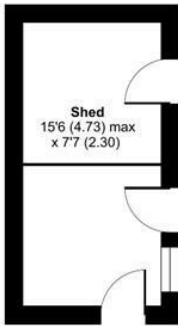
Approximate Area = 922 sq ft / 85.6 sq m
Garage = 177 sq ft / 16.4 sq m
Outbuilding = 117 sq ft / 10.8 sq m
Total = 1216 sq ft / 112.8 sq m
For identification only - Not to scale



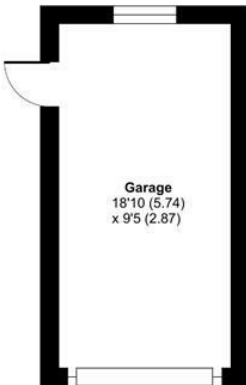
FIRST FLOOR



GROUND FLOOR



OUTBUILDING

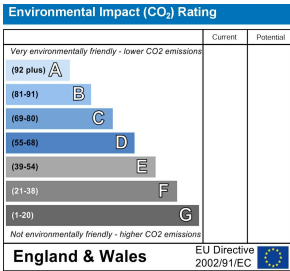
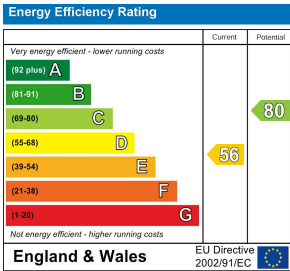
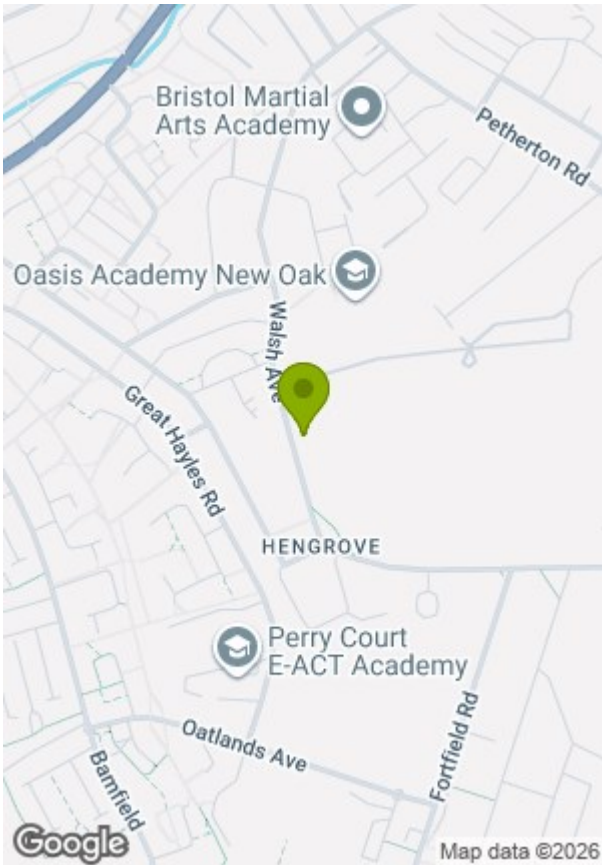


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood Property Centre. REF: 1433621

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