



12 Wardour Road, Bristol, BS4 1SE

£280,000

- NO ONWARD CHAIN
- Three Bedroom
- Rear Garden
- Semi Detached Home
- Driveway
- Tenure - Freehold

Offered to the market with NO ONWARD CHAIN this three bedroom semi detached home offers plenty of space inside and out!

Access into this property is via the porch, an ideal space for leaving shoes and coats when escaping the elements. You are then welcomed into the main hallway of the house, this area gives access to a number of rooms to the ground floor.

To the right is the expansive living room that has been opened out, creating a generous space spanning over 22ft.

At the rear of the property is the Kitchen/Breakfast room. There is ample workspace along three of the wall, two of which also benefit from fitted units providing plenty of storage too. There is a useful eye-level dual oven accompanied by a four-ring gas hob.

Completing the ground floor is the lean-to which gives further storage space and access to the rear and side of the property.

Upstairs are three good sized bedrooms, two of which of double rooms the third would make a perfect home office or nursery. The walk-in shower room finalizes the first floor and is fully tiled from floor to ceiling.

Externally is a paved driveway secured by iron gates, the paving continues to the side of the property leading to the rear garden. At the back of the rear garden is the outhouse/shed supplying even more storage options to this fantastic family home.

Living Room 22'3" x 11'3" (6.8 x 3.45)

Kitchen/Diner 14'4" x 9'7" (4.37 x 2.93)

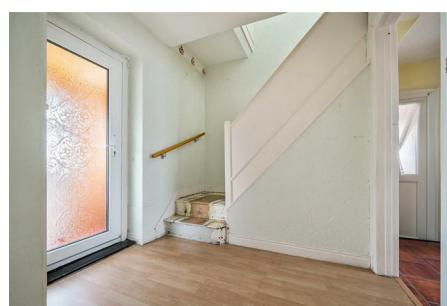
Lean To 13'4" x 5'1" (4.07 x 1.57)

Bedroom One 13'0" x 10'8" (3.97 x 3.27)

Bedroom Two 13'8" x 10'11" (4.18 x 3.33)

Bedroom Three 10'11" x 7'4" (3.33 x 2.25)

Shower Room 9'7" x 7'5" (2.93 x 2.28)



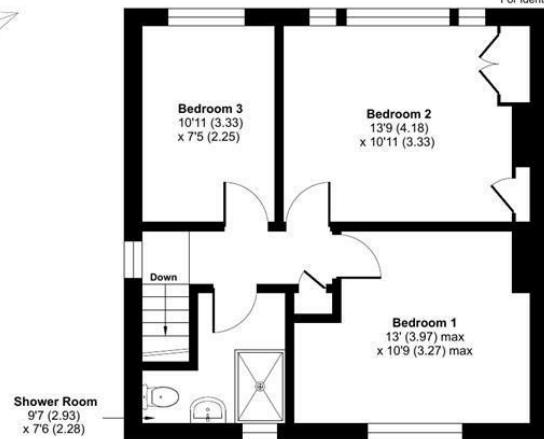
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Wardour Road, Bristol, BS4

Approximate Area = 1069 sq ft / 99.3 sq m (includes lean to)

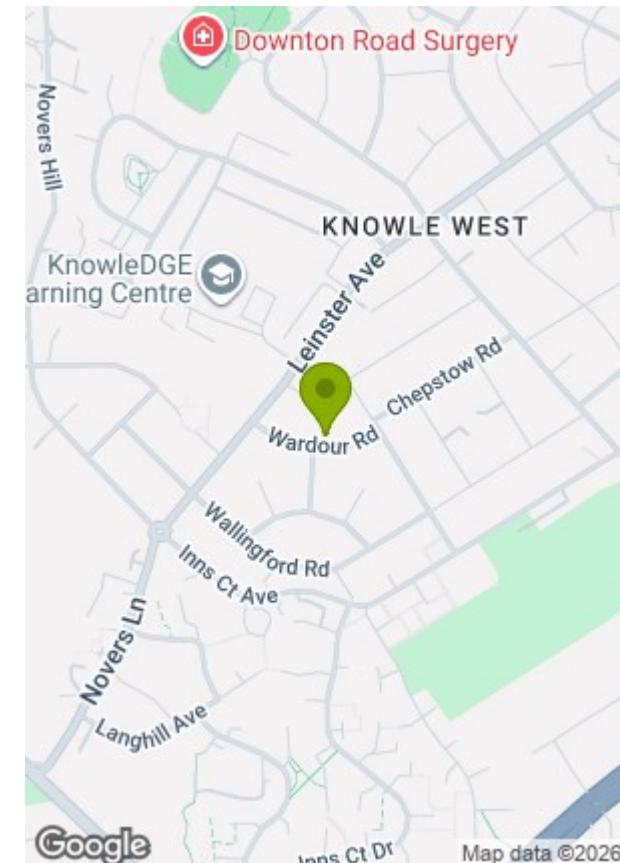
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Greenwoods Property Centre. REF: 1386917



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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			
75			
44			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
75			
44			
EU Directive 2002/91/EC			

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