



Wallingford Road, Knowle

£240,000

- Energy Rating - D
- Side Access To Rear Garden
- Large Front & Rear Garden
- Kitchen/Diner
- Gas Central Heating From A Combination Boiler
- Three Bedroom Semi Detached Home
- Close To Local Amenities
- Ground Floor Cloakroom
- Good Size Lounge
- Upvc Double Glazing

This delightful three-bedroom semi-detached home presents a fantastic opportunity for families and first-time buyers alike. Thoughtfully laid out, the property boasts a spacious lounge and a well-appointed kitchen/diner, along with a ground floor cloakroom—offering flexible living space ideal for both relaxing and entertaining.

Upstairs, three well-proportioned bedrooms provide ample space for comfortable family living. While the home is in need of some updating, it presents an exciting opportunity for buyers to add their own style and increase its value.

Additional features include gas central heating provided by a Worcester combination boiler, and UPVC double glazing, ensuring warmth and energy efficiency throughout the home.

Outside, the property benefits from both front and rear gardens, connected via side access. The generously sized rear garden can be tailored to suit your lifestyle—whether you're after low maintenance or something more ambitious. There is also a well-built shed, perfect for storage.

The home is located close to several large green spaces, including the Northern Slopes—a beautiful outdoor area that offers something for everyone, whether it's dog walking, exercising, foraging, or simply enjoying a quiet picnic on a warm summer's day. It provides a peaceful escape from the hustle and bustle of the city, while still keeping you well connected: Bristol City Centre and Wapping Wharf are around an hour's walk away, with nearby Bedminster, Imperial Park, and Knowle offering a wide range of shops and amenities.

Living Room 14'5" max x 13'5" max (4.41 max x 4.09 max)

Kitchen/Diner 14'4" x 7'8" (4.39 x 2.35)

Ground Floor Cloakroom

Bedroom One 12'5" max x 8'9" max (3.80 max x 2.69 max)

Bedroom Two 10'4" x 8'9" (3.15 x 2.69)

Bedroom Three 9'3" max x 7'11" max (2.84 max x 2.42 max)

Bathroom 6'11" max x 4'3" (2.13 max x 1.32)

Tenure Status - Freehold

Council Tax - Band B







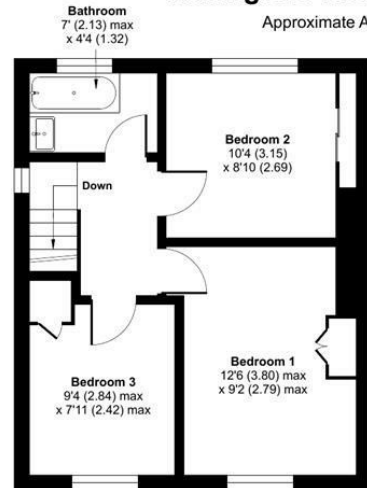




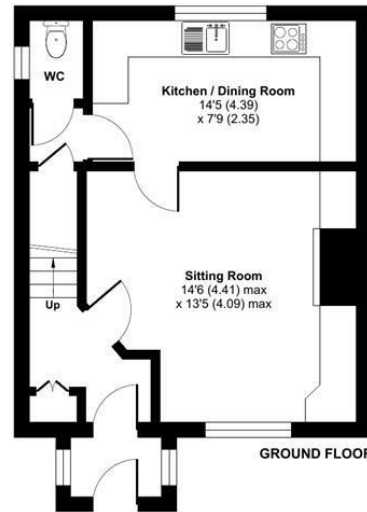
Wallingford Road, Bristol, BS4

Approximate Area = 804 sq ft / 74.6 sq m

For identification only - Not to scale

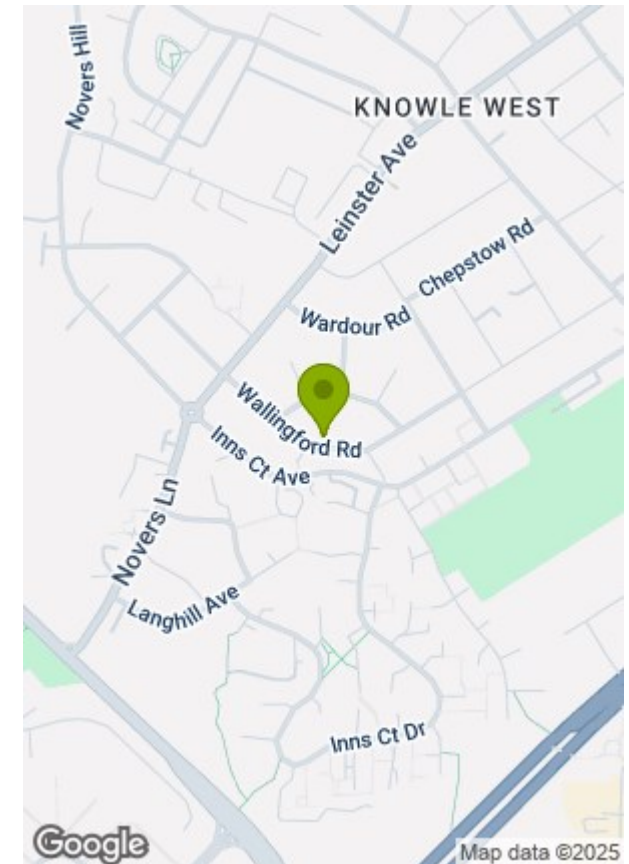




FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwoods Property Centre. REF: 1333228. © nichecom 2025.  **GREENWOODS**
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>68</p>	<p>81</p>	<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 		

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