



## 37 Walsh Avenue, Bristol, BS14 9SL

**£415,000**

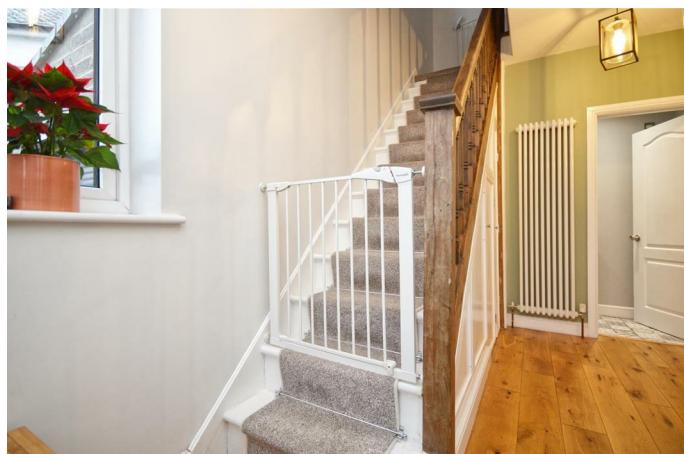
This three-bedroom semi-detached house is offered for sale in an immaculate condition and is situated in a sought-after residential area of Bristol, convenient for local amenities, schools and public transport links.

The ground floor provides two reception rooms, including a bay-fronted sitting room with feature fireplace and large windows, and a separate reception room currently used as a library. This leads through to an open-plan kitchen/diner with breakfast bar and access to the garden and utility room. There is also a useful downstairs WC. The first floor offers two generous double bedrooms and a further good-sized single bedroom, together with a family bathroom. The property holds an EPC rating of D and falls within Council Tax Band C.

Externally, the house benefits from off-street parking, a garage currently arranged as a gym, and a well-appointed garden, providing practical outdoor space.

The location offers good access to nearby schools suitable for families and first-time buyers, along with local amenities including shops and everyday services. Green spaces and local parks are within easy reach,

## Entrance Hall



## Utility

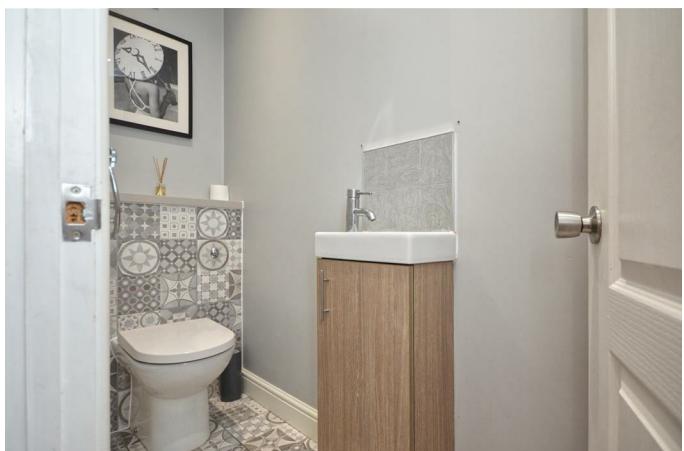


## Sitting Room

14'11" x 12'7" (4.56 x 3.84)



## Ground Floor WC



## Kitchen / Diner

17'7" x 9'8" (5.38 x 2.97)



## Second Reception Room

10'11" x 10'2" (3.34 x 3.10)



## First Floor Landing



### Bedroom One

15'5" x 10'9" (4.72 x 3.29)



### Bedroom Two

11'3" x 10'11" (3.44 x 3.33)



### Bedroom Three

8'9" x 7'4" (2.67 x 2.26)



### Bathroom



### Outside



The first two garden photos were taken in the Summer of 2025

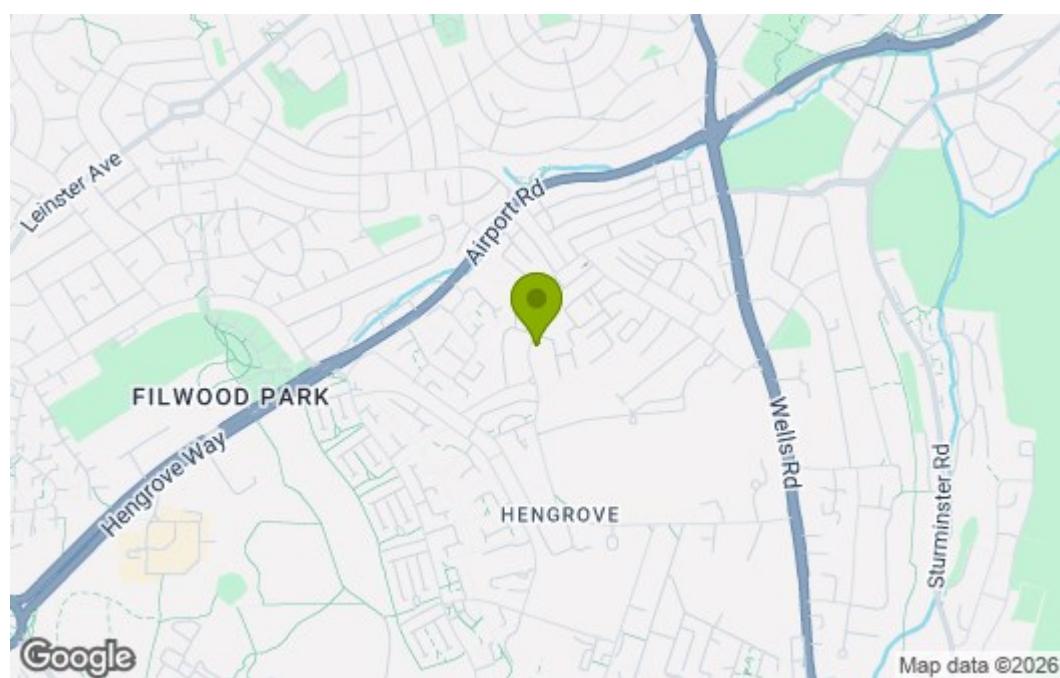
### Garage

20'11" x 3'10" (6.39 x 1.19)

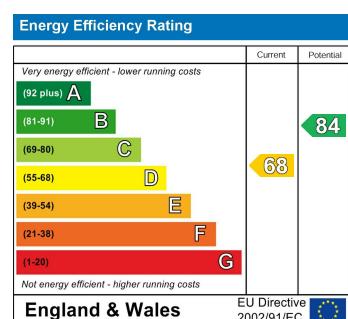
## Floor Plan



## Area Map



## Energy Efficiency Graph



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