



## 53 Archer Walk, Bristol, BS14 8LF

**£330,000**

This three-bedroom terraced house is offered for sale in an immaculate condition in a popular residential area of Bristol, well suited to first-time buyers and families.

The ground floor provides a separate reception room and a modern kitchen with dining space and direct access to the rear garden. A ground floor WC and a useful utility space add convenience, while the property also offers generous storage throughout. Upstairs are three double bedrooms and a family bathroom. The westerly facing, enclosed rear garden features a detached garden office and rear pedestrian access, creating a practical setting for home working and outdoor enjoyment. The home has an EPC rating of C and falls within Council Tax band B.

The property is situated in a sought-after location on the south side of Bristol, with local amenities, schools and green spaces close by. Nearby walks and nature reserves, including local woods and open spaces, provide good opportunities for walking and outdoor activities.

## Entrance Hall



## Sitting Room

14'8" x 10'8" (4.48 x 3.26)



## Kitchen / Diner

13'3" x 11'6" (4.06 x 3.51)



## Ground Floor WC



## Utility Space

## First Floor Landing



## Bedroom One

11'6" x 11'3" (3.53 x 3.45)



## Bedroom Two

11'8" x 10'9" (3.58 x 3.29)



### Bedroom Three

14'8" x 10'1" (4.48 x 3.08)



### Bathroom

8'9" x 5'6" (2.67 x 1.69)



### Outside



### Garden Office

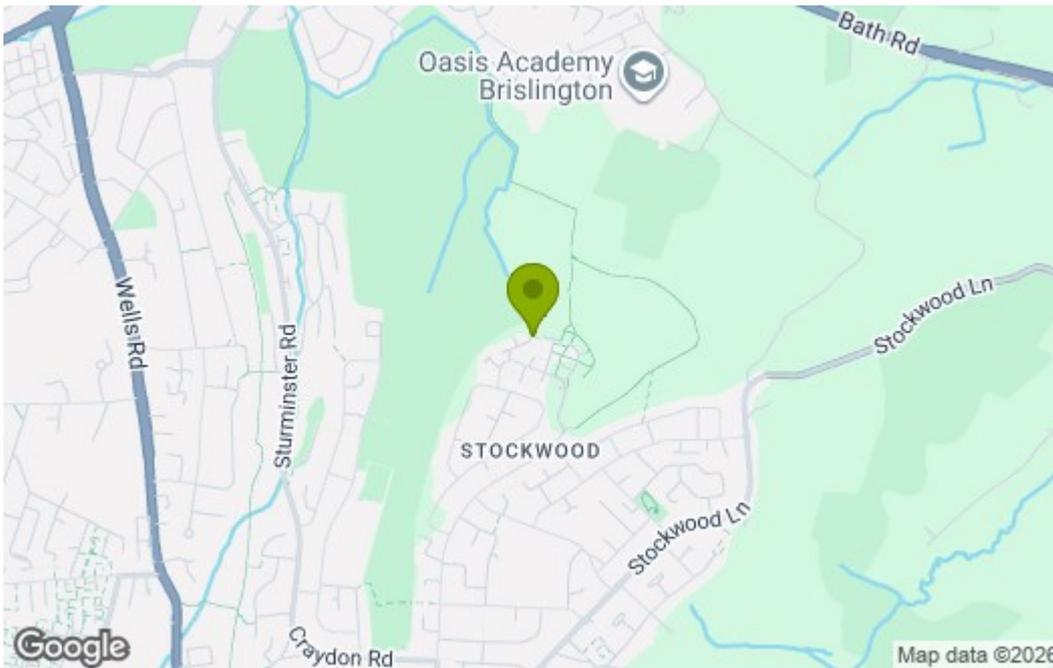
8'4" x 6'3" (2.56 x 1.92)

## Floor Plan

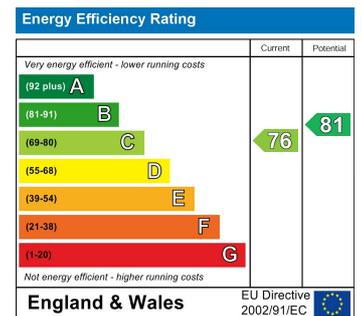


Total area: approx. 104.6 sq. metres (1126.1 sq. feet)  
**53 Archer Walk, Bristol**

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.