



39 Walsh Avenue, Bristol, BS14 9SL

£400,000

This three-bedroom semi-detached house is ****for sale**** in a popular residential area of Bristol, offering a neutrally decorated interior and well-planned family accommodation.

The 1930s property has been extended to provide a generous ground floor layout. There is a separate reception room ideal as a sitting room, together with an open-plan kitchen/diner/family room featuring a breakfast area, creating a central hub for day-to-day living and entertaining. Upstairs, there are three double bedrooms and a family bathroom. The home also benefits from an EPC rating of D and falls within Council Tax band C.

Externally, the property offers a good-size rear garden, providing outdoor space for relaxation or play, and a double driveway to the front, offering convenient off-street parking.

The location provides access to local amenities including shops, cafés and everyday services in the surrounding Bristol 14 area. Nearby schools make this an appealing option for families and first-time buyers seeking

Entrance Hall



First Floor Landing



Sitting Room

14'11" x 12'10" (4.55 x 3.93)



Bedroom One

15'6" x 11'1" (4.73 x 3.38)



Kitchen / Breakfast

17'3" max x 16'9" max (5.28 max x 5.13 max)



Dining Room

10'11" x 10'5" (3.34 x 3.19)



Bedroom Two

11'6" x 10'11" (3.51 x 3.33)



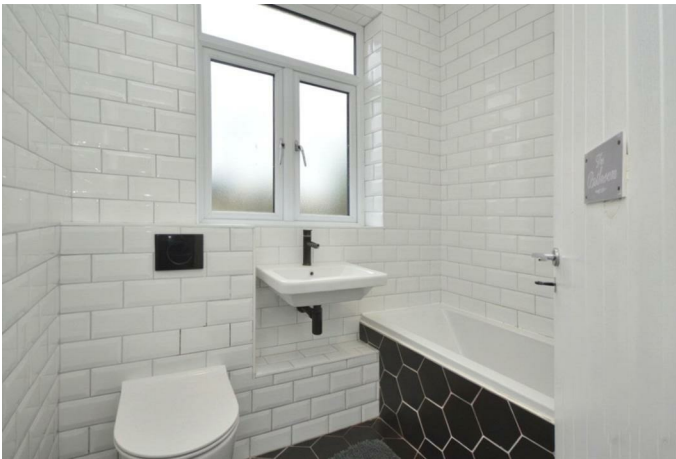
Bedroom Three

7'9" x 7'4" (2.38 x 2.26)



Bathroom

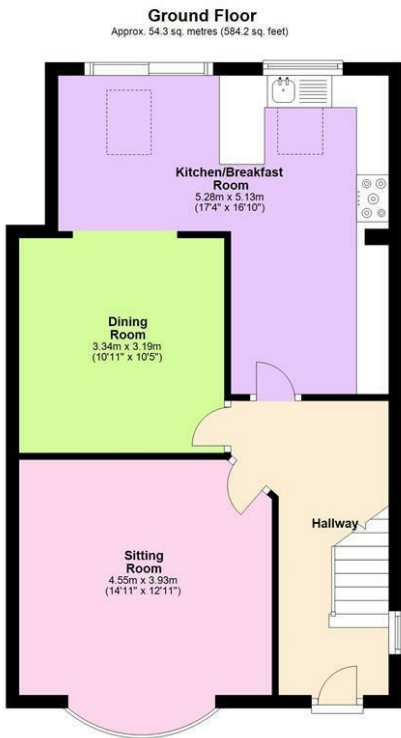
6'10" x 5'4" (2.10 x 1.65)



Outside

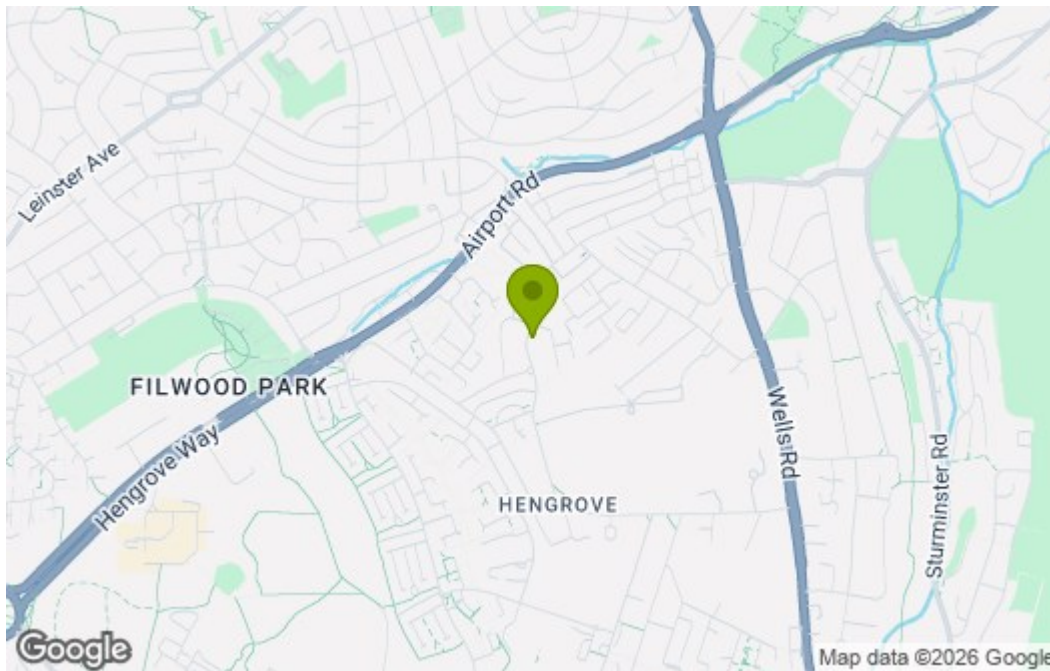


Floor Plan



Total area: approx. 95.4 sq. metres (1027.0 sq. feet)
39 Walsh Ave, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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