



G R E G O R Y S
— E S T A T E A G E N T S —

22 Walnut Lane
Bristol, BS15 4JG

£325,000



Offered for sale with no onward chain is this spacious, semi detached bungalow. Positioned within a quiet backwater location in Kingswood, this two double bedroom property sits in an impressive plot with far reaching views of the surrounding area. Being placed to the market for the first time since its original build, this impressive home also benefits a single garage, located to a nearby rank. Internally the accommodation is bathed in natural light due to large 'Picture' windows in the majority of rooms. An entrance hallway provides access to the property, which in turn leads to a full length lounge with dual aspect windows to the front and rear aspect, a kitchen / breakfast room and a separate dining room with 'French' doors leading to the rear garden. Both bedrooms are double in nature, whilst the bathroom comprises a four piece white suite. Furthermore the windows are double glazed throughout with the heating powered via a gas combination boiler. A viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALLWAY

Upvc entrance door with obscure double glazed inserts with matching side panel windows, lamiabte flooring, radiator, storage cupboard, airing cupboard housing the gas combination boiler, doors to rooms

LOUNGE 17' 9" x 12' 8" (5.40m x 3.85m)

Dual aspect double glazed 'Picture' windows to the front and rear aspect, with wonderful, far reaching views to the rear aspect. Two radiators, an electric fire with surround and hearth

KITCHEN/BREAKFAST ROOM 15' 0" x 10' 0" (4.56m x 3.06m)

(Measurements taken to the maximum points). A selection of matching wall and base units with roll top work surfaces over, a breakfast bar with seating under, one and a half bowl sink and drainer unit with extendable mixer taps over, tiled splash backs, integrated 'eye level' double oven, electric hob with extractor hood over, space and plumbing for a washing machine, tumble dryer, dishwasher and fridge/freezer, laminate flooring, double glazed window to the front aspect, laminate flooring, loft hatch, glazed door leading to the dining room

DINING ROOM 17' 9" x 11' 8" (5.40m x 3.56m)

Double glazed window to the front aspect, double glazed 'French' doors leading to the rear garden, radiator, laminate flooring

BEDROOM ONE 13' 3" x 11' 10" (4.05m x 3.60m)

Double glazed window to the rear aspect enjoying the views, radiator

BEDROOM TWO 13' 3" x 9' 11" (4.05m x 3.03m)

Double glazed window to the rear aspect enjoying the views, radiator

BATHROOM

A three piece white suite comprising a low level wc, pedestal wash hand basin, panelled bath and separate shower enclosure, tiled walls and flooring, chrome heated towel radiator, obscure double glazed window to the front aspect

FRONT ASPECT

Laid to stone shingle with borders of plants and shrubs. Paved pathway leading to the rear aspect, enclosed by boundary fencing

REAR ASPECT

A sizeable rear garden. A paved patio area immediately adjacent to the rear of the property, steps leading to a large expanse of lawn with mature trees. Further areas of stone single and bark, outside power and lighting, side pedestrian access to the front aspect, enclosed by boundary fencing

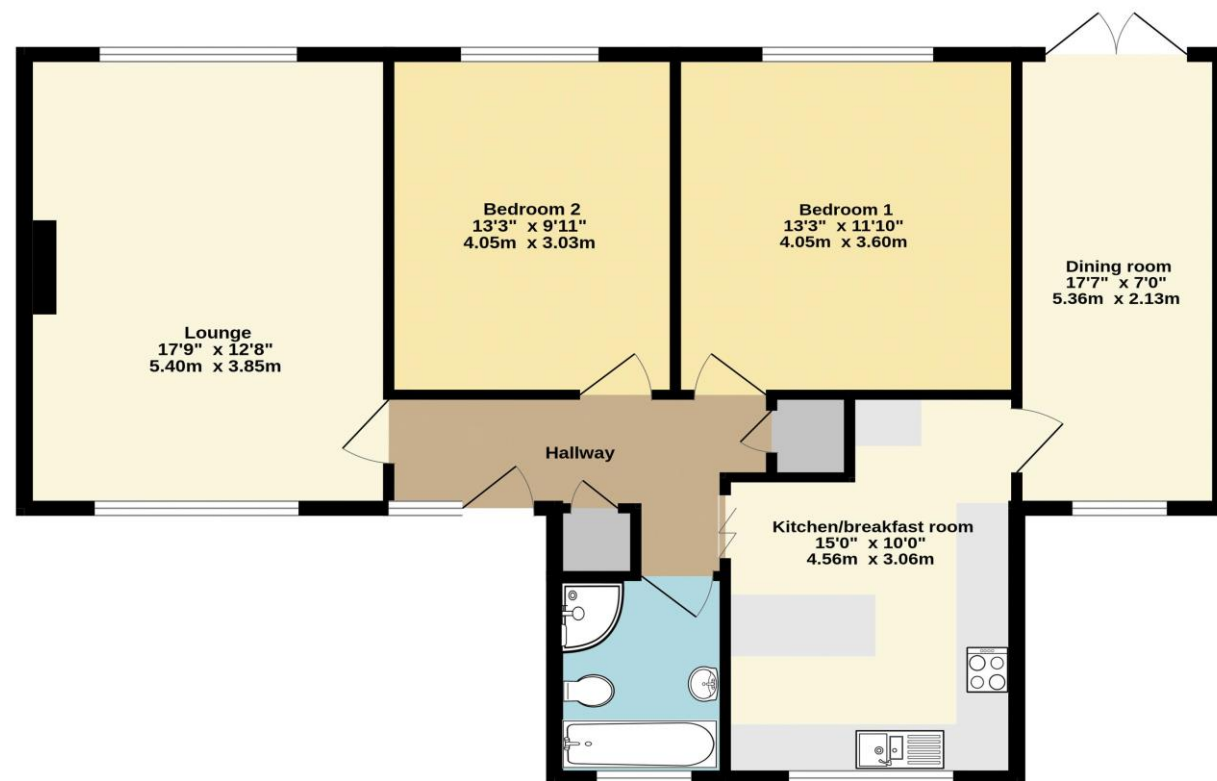
GARAGE

Located in a rank of only two in Walnut Lane. A white up and over door providing vehicle access





Ground Floor
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

22 Walnut Lane BRISTOL BS15 4JG	Energy rating D	Valid until: 16 July 2033
		Certificate number: 8437-7623-3200-0233-8292

Property type: Semi-detached bungalow

Total floor area: 86 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		