


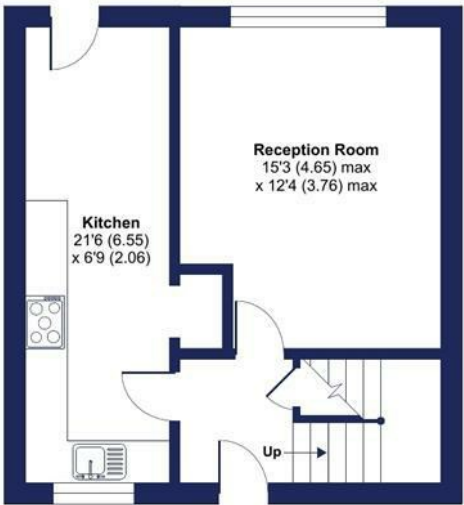
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Durweston Walk, Bristol, BS14

Approximate Area = 846 sq ft / 78.6 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). © nichecom 2025. Produced for Davies & Way. REF: 1271518



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33 Durweston Walk, Stockwood, Bristol, BS14 8BE



£250,000

A two double bedroom terraced home benefitting from renovations in its current ownership, ideal for first time buyers.

- Terraced ▪ Entrance hall ▪ Living room ▪ Kitchen/Diner ▪ Two double bedrooms ▪ Bathroom ▪ Rear garden ▪ Communal parking





33 Durweston Walk, Stockwood, Bristol, BS14 8BE

This two double bedroom, terraced home boasts modern accommodation throughout following recent refurbishments in it's current ownership.

Inside, the ground floor features a welcoming entrance hallway with a convenient storage cupboard, a spacious and light-filled living room with a window overlooking the rear garden, and a high-quality kitchen/diner. The first floor hosts to two generous double bedrooms and a contemporary four-piece suite bathroom.

Externally, the property boasts a recently landscaped two-tier rear garden that has been designed with the ease of maintenance in mind. Further benefits include communal parking available on a first-come, first-served basis.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 1.7m x 1.4m (5'6" x 4'7" )

Access to ground floor rooms and staircase to first floor with storage cupboard below. Spotlight lighting and a radiator.

LIVING ROOM 4.6m x 3.7m (15'1" x 12'1" )

Double glazed window to rear aspect and door leading to kitchen. Spotlights, radiator and power points.

KITCHEN/DINER 6.5m x 2m (21'3" x 6'6" )

Double glazed UPVC door and window to rear garden, matching wooden wall and base units with work surfaces over and tiled splashbacks to area. Integrated gas oven and hob with an extractor hood over and stainless steel splashback to area. Space and plumbing for washing machine, one and a quarter sink with mixer tap over and a wall mounted Worcester gas combi boiler in wall unit. Spotlights, radiator and power points including USB sockets.

FIRST FLOOR

LANDING

Double glazed obscured window to front aspect, doors leading to first floor rooms, storage cupboard and access to loft via a hatch.

BEDROOM ONE 3.8m x 3.1m (excluding wardrobes) (12'5" x 10'2" (excluding wardrobes) )

Double glazed window to rear aspect, fitted wardrobes with sliding doors, spotlights, radiator and power points.

BEDROOM TWO 3.5m x 2.6m (11'5" x 8'6" )

Double glazed window to rear aspect, spotlights, radiator and power points.

BATHROOM 2.5m x 2.5m (8'2" x 8'2" )

to maximum points. Double glazed obscured window to front aspect, walk in shower cubicle off mains with folding door, corner bath with hot and cold taps, wash hand basin with storage cupboard below and a mixer tap over, low level WC, tiled splashbacks to wet areas, spotlights and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to patio with brick wall boundaries and gated access.

REAR GARDEN

Recently landscaped two tier garden with mainly laid to patio slabs for outdoor dining with steps leading to a raised lawn, fenced boundaries with gated rear access.

PARKING

Shared communal parking on a first come first serve basis.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: Bristol

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

