



26 Moorfield Road, Bristol, BS48 3NU
Guide Price £335,000

GOODMAN
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THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

26 Moorfield Road, Bristol, BS48 3NU

Chain free three bedroom 1970's terraced house in the sought after town of Backwell, with great access to the local train station and highly regarded local schools.

- Quiet & Sought After Backwell Location
- Low Maintenance Property
- Low Maintenance Garden
- Close To Train Station For Commuting
- Three Bedrooms
- Chain Free

Location

Moorfield Road enjoys a prime position in the ever-popular village of Backwell. Perfectly placed for modern living, the property offers superb transport links, with Nailsea & Backwell train station just a short distance away providing direct services to Bristol, Bath, and beyond. Excellent road and bus connections also make commuting a breeze.

Families are particularly drawn to the area thanks to the outstanding reputation of Backwell's schools, including the highly regarded Backwell School and a choice of sought-after primaries. Alongside this, the village offers a wonderful sense of community with a range of everyday amenities, shops, and leisure facilities all close at hand — blending convenient living with the charm of a well-connected village setting.

Summary

This three-bedroom 1970's terraced home is tucked away in a peaceful and sought-after location, making it an ideal choice for first-time buyers, downsizers, or investors. The property offers generous downstairs living space, perfectly suited for modern lifestyles, with a spacious kitchen dining area and separate lounge.

Upstairs, you'll find two well-proportioned bedrooms as well as a traditional third box room, along with a family bathroom, providing

comfortable accommodation for couples or small families. Outside, the home benefits from a private low maintenance garden with access to the road and the convenience of nearby village amenities, excellent transport links, and highly regarded schools.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

Entrance Hallway

Accessed via a double glazed door. Doors leading to lounge and kitchen. Stairs leading to the first floor.

Lounge

Large and neutral room. Large double glazed windows looking out to the front aspect.

Kitchen

Modern kitchen with a mixture of floor and wall units. Inbuilt cooker with gas hobs and extractor fan hood. Sink with draining board located in front of the double glazed window with views into the rear garden.

Dining Area

Open plan from the kitchen with a seamless flow for entertaining or family life. Space for dining table and chairs. Double glazed window to rear aspect and double glazed door for access to the rear garden.

First Floor

Landing

Doors leading to the bathroom and WC , as well as to all three bedrooms. Storage cupboard which houses the combi boiler.

Bedroom One

Large bedroom that includes a built in cupboard. Double glazed window to the front aspect.

Bedroom Two

Good sized second bedroom with double glazed window to the rear aspect. Includes an inbuilt cupboard.

Bedroom Three

Traditional but larger than normal box room with double glazed window to the front aspect.

Family Bathroom

Good sized family bathroom featuring a low level WC, sink unit and large jacuzzi style corner bath. Obscured double glazed window to the rear aspect.

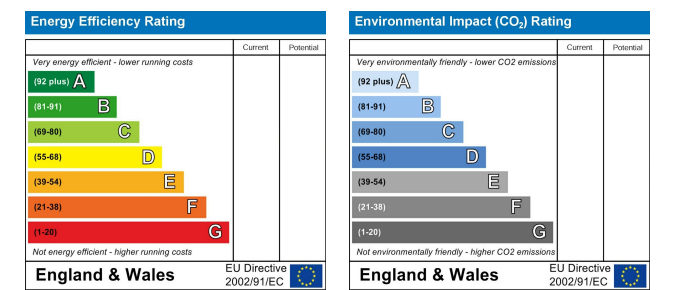
Outside Space

Front Garden

The property has a small low level walled front garden which is lawned. A small concrete path provides access to the front door. The front aspect is a pedestrianised path with large lawned areas.

Rear Garden

A very low maintenance paved garden with wall to one side and mature hedging and fencing to the other. There is a back gate which provides access to the road behind.



Bristol

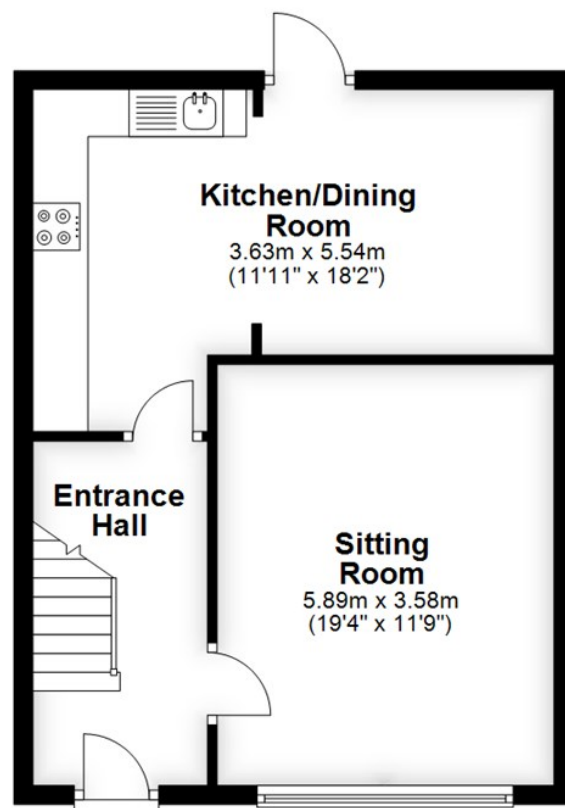
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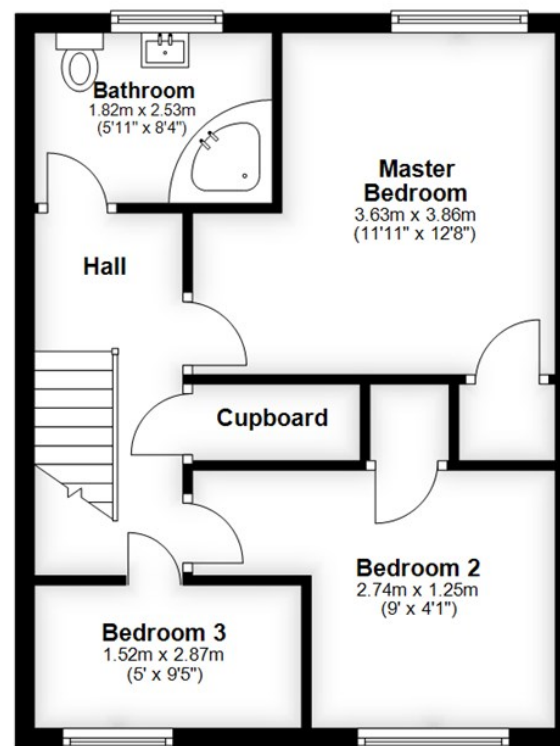
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Ground Floor

Approx. 45.3 sq. metres (488.1 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)

Total area: approx. 84.5 sq. metres (909.2 sq. feet)



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.