



- Lounge/diner
- Kitchen
- Three bedrooms
- Good size garden to rear
- Tandem parking bay with up and over door
- Viewing advised

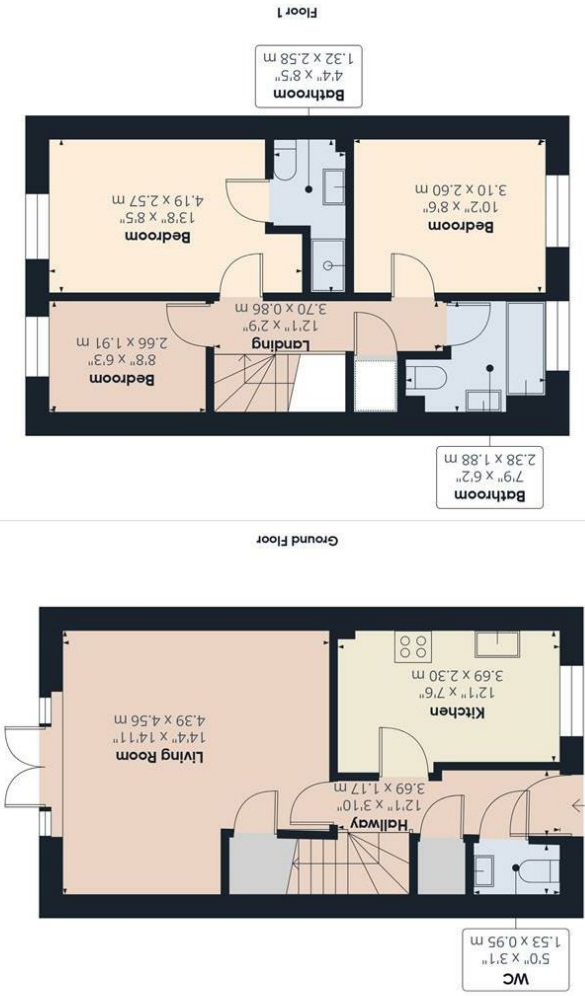
41 Brickworks Close, Bristol, BS5 7BF
Price £365,000 Freehold

- Hallway12'1" x 3'10" (3.69m x 1.17m)
- WC5'0" x 3'1" (1.53m x 0.95m)
- Kitchen12'1" x 7'6" (3.69m x 2.30m)
- Living Room14'11" x 14'4" (4.56m x 4.39m)
- Landing7'9" x 6'2" (2.38m x 1.88m)
- Bedroom13'8" x 8'5" (4.19m x 2.57m)
- Bedroom10'2" x 8'6" (3.10m x 2.60m)
- Ensuite8'5" x 4'3" (2.58m x 1.32m)
- Bedroom8'8" x 6'3" (2.66m x 1.91m)
- Bathroom7'9" x 6'2" (2.38m x 1.88m)
- Approximate total area
747 ft²
69.3 m²

(1) Excluding balconies and terraces

Calculations reference the BICs (p)S
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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PROPERTY TYPE House - Semi-Detached
BEDROOMS 3
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING C
COUNCIL TAX BAND C



This well presented three-bedroom house is a delightful find for those seeking a comfortable and inviting home. The property boasts a good decorative order, ensuring that it is ready for you to move in without the need for immediate renovations.

As you step inside, you will be greeted by a warm and welcoming atmosphere, with spacious living areas that are perfect for both relaxation and entertaining. The three bedrooms provide ample space for family living or can be easily adapted to suit your personal needs, whether that be a home office or guest room.

The location of this property is particularly appealing situated in a backwater position, offering the benefits of being within easy reach of local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.



the location

Conveniently positioned for access to the City centre. The shopping facilities of Church Road, St George can be easily reached and also the green space of St George park.

what the owners will miss

"We'll really miss this house, it's been such a happy home for us. Tucked away in a quiet spot, you hardly hear a thing, yet it's perfectly placed with Church Road's shops and cafés, Eastgate Retail Park and IKEA only minutes down the road. We've had wonderful neighbours who always stop for a chat, and the rooms feel light and airy in every season. Our east facing garden catches the morning sun, filling the living room with light and making mornings feel bright and calm. In the springtime you can hear the birds singing, which is so sweet. The garden has been the backdrop to so many memories, including our little one's first birthday party and his first steps. It's been a wonderful chapter in our lives, and we'll remember it fondly."

just a thought...

This house is not just a place to live; it is a home where memories can be made. With its attractive presentation and practical layout, it presents an excellent opportunity for anyone looking to settle in Bristol.