



7 Grindell Road  
, Bristol, BS5 9PG

**Asking price £425,000**





# 7 Grindell Road



## Description

Welcome to this beautifully presented 3 bed home situated in Redfield and only a stroll away from Netham Park and Church Road with all it's cafes, shops and amenities within reach. This property is ideal for first time buyers and families alike offering a lovely spacious garden, lots of character, good primary schools nearby, good transport links into the city and green spaces within walking distance.

As you enter, you are greeted by a cosy bay lounge featuring lovely stripped floorboards and a wood burning stove. To the rear you'll find a modern kitchen diner, a separate utility room and a downstairs WC. Upstairs you'll find three well-proportioned bedrooms, and a modern family bathroom.

Further benefits include an air source heat pump, double glazing, underfloor heating throughout and much more! Don't miss out on making this gem your own! Call now to book a viewing !!

- SPACIOUS GARDEN
- CLOSE TO NETHAM PARK
- MODERN KITCHEN DINER
- MODERN FAMILY BATHROOM
- DOWNSTAIRS WC
- 3 WELL-PROPORTIONED BEDROOMS
- BAY LOUNGE WITH STRIPPED FLOORBOARDS AND LOG BURNER
- NEAR CHURCH ROAD
- UTILITY ROOM
- AIR SOURCE HEAT PUMP AND UNDERFLOOR HEATING THROUGHOUT !!





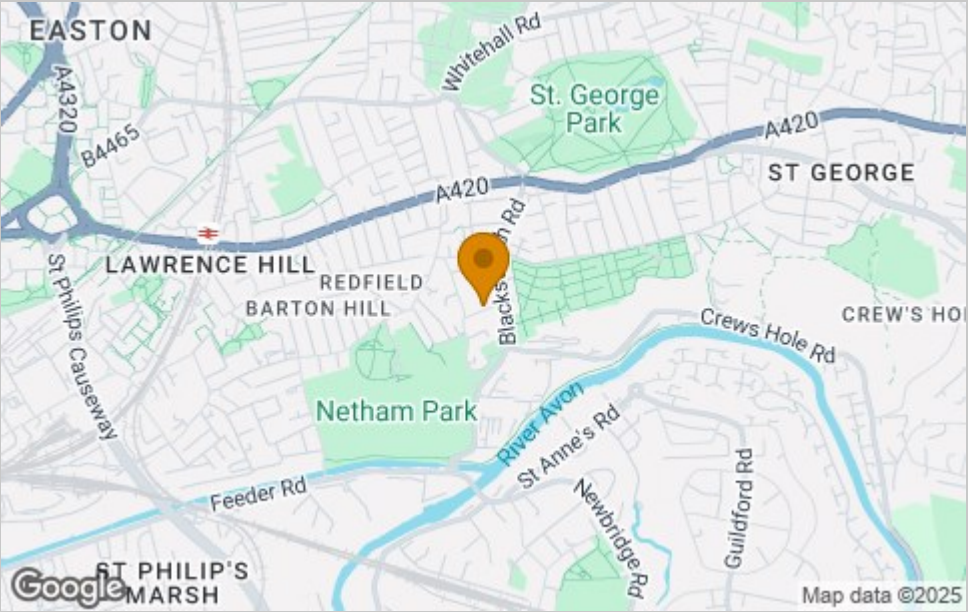




Floor Plan



Area Map



Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

