

## Brooklyn Road, Bedminster Down, Bristol

£310,000

3 1 2



A three bedroom end of terrace property well-presented throughout, located in the sought after area of Bedminster Down. Located within a quiet and friendly neighbourhood, only a short walk to Cheddar Grove Primary School and surrounding amenities: Co-op, Zion Community Arts Cafe & many more. Also close to North Street which is full of independent shops, cafes and restaurants. Benefits include a garage and a sunny landscaped garden with multiple decked areas, perfect for dining and relaxing, as well as countryside views from the top of the garden. Large windows fill the property with natural light throughout. The property also features a porch, entrance hall, living room, dining room, kitchen, three good sized bedrooms upstairs and a

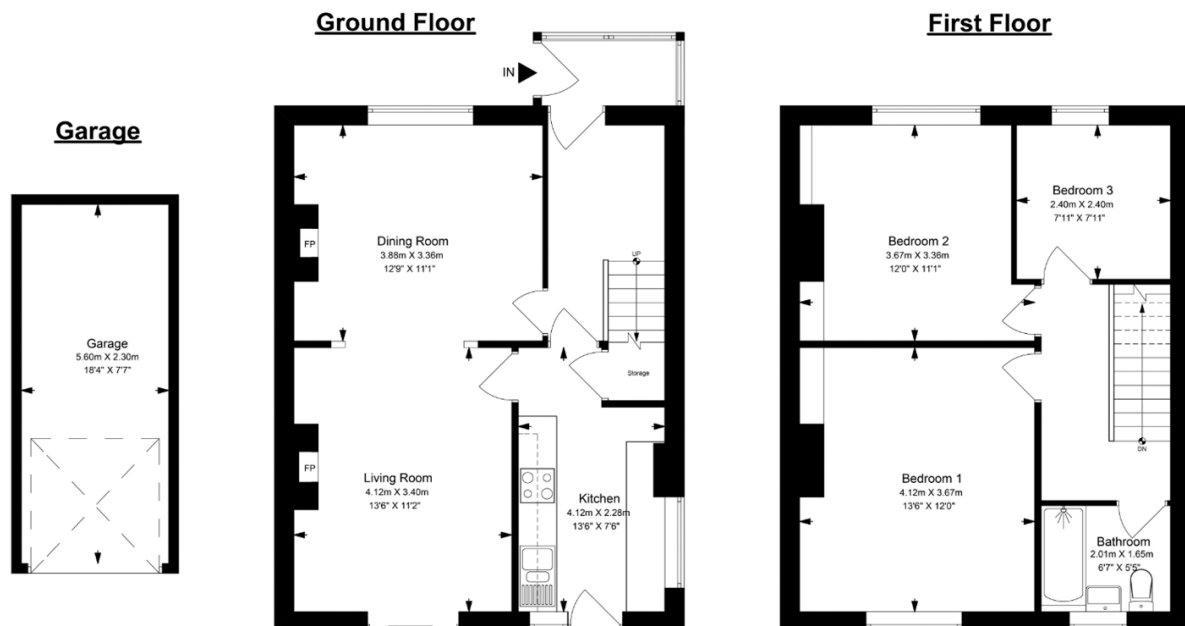
modern three piece bathroom suite. There is also further potential for a two storey extension to the side of the property.

## Key Features

- Three Bedrooms
- End Of Terrace
- Garage
- Two Reception Rooms
- Sunny Garden With Sun All Day
- Recently Painted Throughout
- Modern Bathroom
- Stone's Throw From 'Manor Woods Nature Reserve'
- Short Walk To Cheddar Grove Primary School
- Easy Access To North Street & Imperial Retail Park

## Brooklyn Road, Bedminster Down, Bristol, BS13 7JX

Total Approximate Gross Internal Area = 91.0 sq m/979.5 sq (Excludes Garage)



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.  
All efforts have been made to ensure its accuracy at time of print.