



**2 Glyn Vale, Bristol , BS3 5JG**

**£295,000**



- 3D VIRTUAL TOUR
- Sitting Room
- Ground Floor Bathroom
- Good Size Front & Rear Gardens
- 30 Minute Walk From Temple Meads Station
- Three Bedrooms
- Kitchen
- Gas Central Heating & Double Glazing
- NO ONWARD CHAIN
- Energy Rating - C

Located close to several large green areas including the beautiful Victoria Park and Northern Slopes, a beautiful outside space which offers something for everyone including dog walking, exercising, foraging or even just a quiet picnic on a warm summers day, a great get away from the hustle & bustle of the city. You are also well connected to the city with Bristol City Centre and Wapping Wharf being around a half hour walk. Both Bedminster and Knowle also provide a good selection of shops and amenities.

The accommodation comprises an entrance hall which leads into the sitting room, an inner hallway provides access to the kitchen and a ground floor bathroom, whilst on the first floor, there are three well-proportioned bedrooms. The property sits on a good size plot with a large frontage with a driveway providing off street parking for 2 / 3 cars. The rear garden is enclosed and has a large paved patio whilst the rest is laid to lawn, there is pedestrian gated access to the front of the property. The property is offered with no onward chain and would make a great home for a growing family.

Sitting Room 15'3" x 12'4" (4.65 x 3.76)  
both at max

Kitchen 11'7" x 9'0" (3.54 x 2.75 )

Bathroom 8'0" x 5'10" (2.44 x 1.79)

Bedroom One 13'2" x 10'8" (4.03 x 3.26)

Bedroom Two 11'6" x 9'0" (3.52 x 2.76)

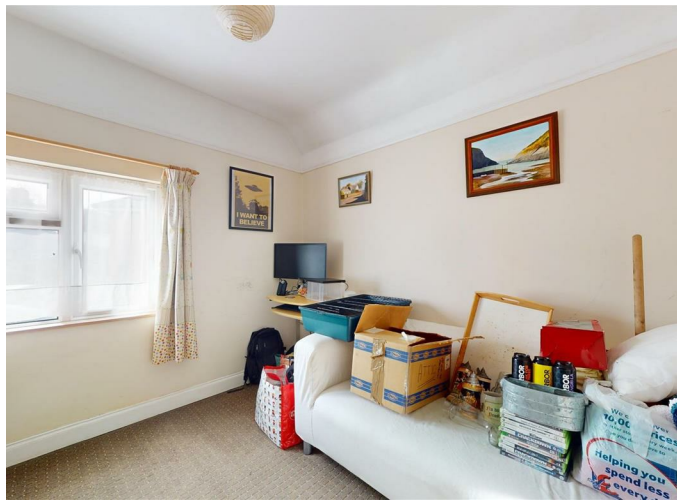
Bedroom Three 9'3" x 8'0" (2.84 x 2.45)

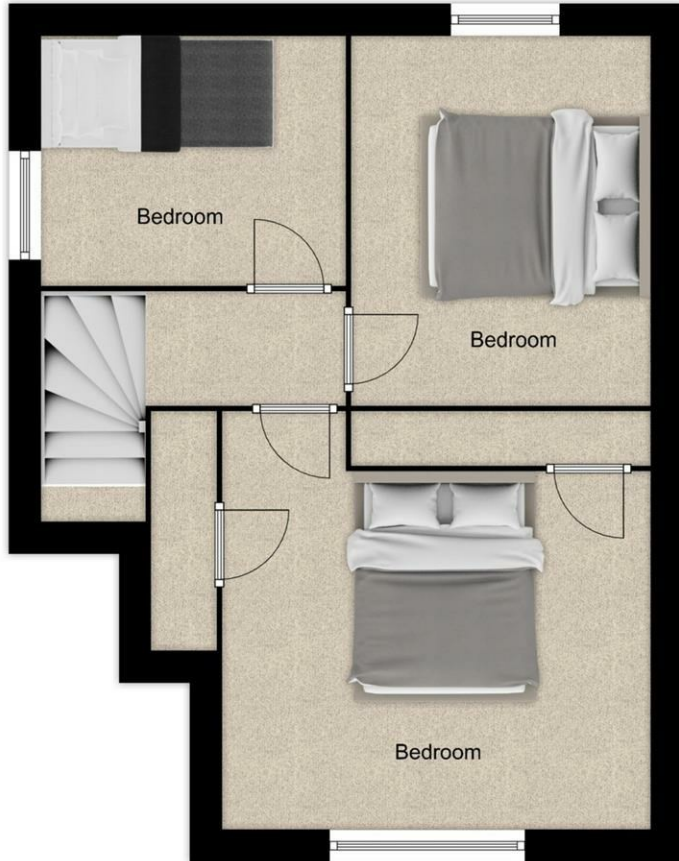
Tenure - Freehold

Council Tax Band - B

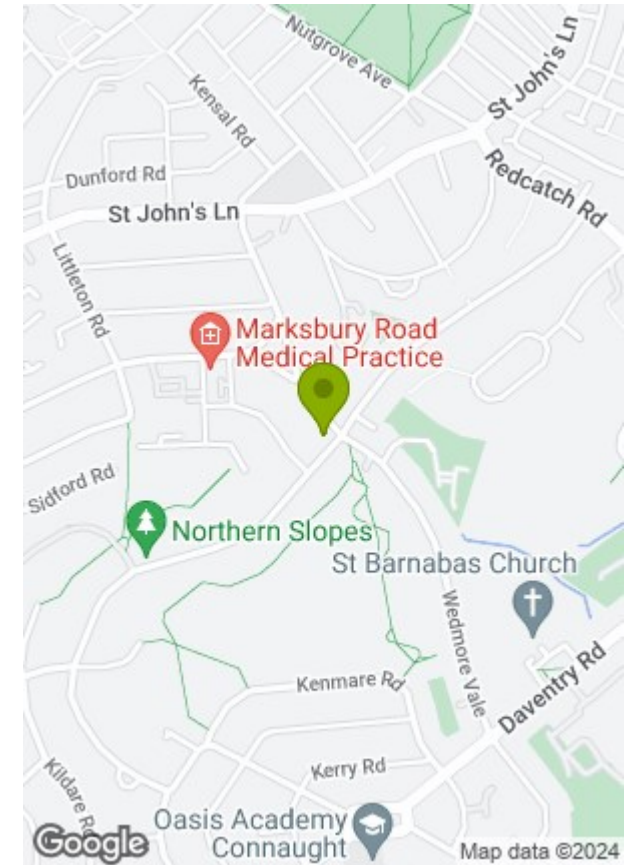




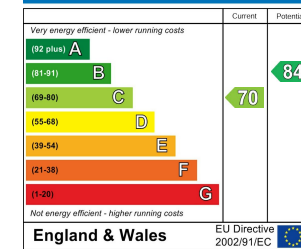




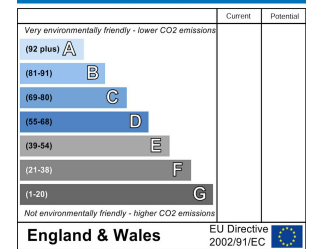
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#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



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