



16 Winchester Road, Bristol, BS4 3NF

£385,000

Situated in a lovely pocket of houses in the increasingly popular area of Brislington, this property is within a short walk of Sandy Park Road which offers a wide selection of shops and eateries, including Grounded, a Deli and the popular Kin Café. The area is ideal for commuters with Bristol City Centre and Temple Meads Train Station being a 50 minute and 35 minute walk respectively. Bus links in and out of the city are also close at hand. Within Paintworks, a 20 minute walk away on Bath Road, you will find Bocabar, serving some of the best pizzas in Bristol and the iconic Airstream Diners hosting Bristol Eats and Coffee Club, the perfect spots to sit and eat lunch when out for a weekend walk. The nearby parks & open spaces offer a great escape from the hustle & bustle of the city, these include Nightingale Valley Nature Reserve, St Annes Wood, the pretty St Mary Redcliffe Cemetery, Arnos Vale Cemetery and Arnos Court Park. Avonmeads Retail Park which includes supermarkets, ten-pin bowling, a cinema and a gym is also a easily reached being within 20 minutes on foot.

The accommodation comprises a welcoming entrance hall, with useful understairs storage, a bay fronted sitting room with stripped floorboards & period ornate cornicing, a separate dining room with a period style fireplace and a tiled floor which extends through to the kitchen, complete with a range cooker & granite worksurfaces and double glazed French doors which take you out onto the sizable garden. On the first floor there are two double bedrooms and a modern bathroom, complete with a separate walk in shower. The well tended garden is enclosed and has a paved patio area, step up onto the lawn which has a established flower & shrub bed borders, a fabulous space for the children to run around around in.

- 3D VIRTUAL TOUR
- Two Double Bedrooms
- Separate Dining Room
- Upstairs Bathroom Complete With Walk In Shower
- NO ONWARD CHAIN
- Period Terrace Home
- Bay Fronted Sitting Room
- Modern Kitchen
- Good Size Rear Garden
- Energy Rating - C

Sitting Room 14'4" into bay x 10'10" into recess (4.37 into bay x 3.31 into recess)

Dining Room 12'7" x 11'7" into recess (3.85 x 3.55 into recess)

Kitchen 9'9" x 8'11" (2.99 x 2.74)

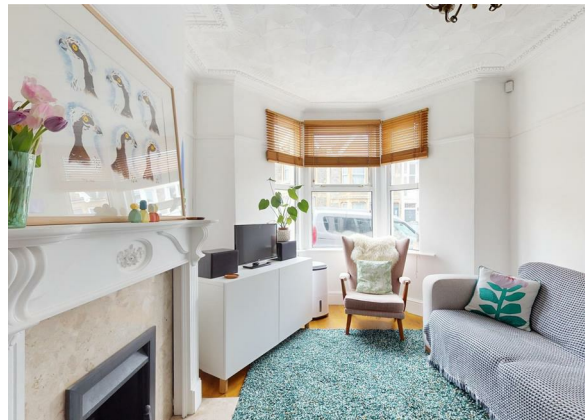
Bedroom One 14'2" into recess x 11'8" (4.34 into recess x 3.57)

Bedroom Two 12'9" x 9'1" in recess (3.89 x 2.79 in recess)

Bathroom 9'11" x 9'0" (3.03 x 2.76)

Tenure - Freehold

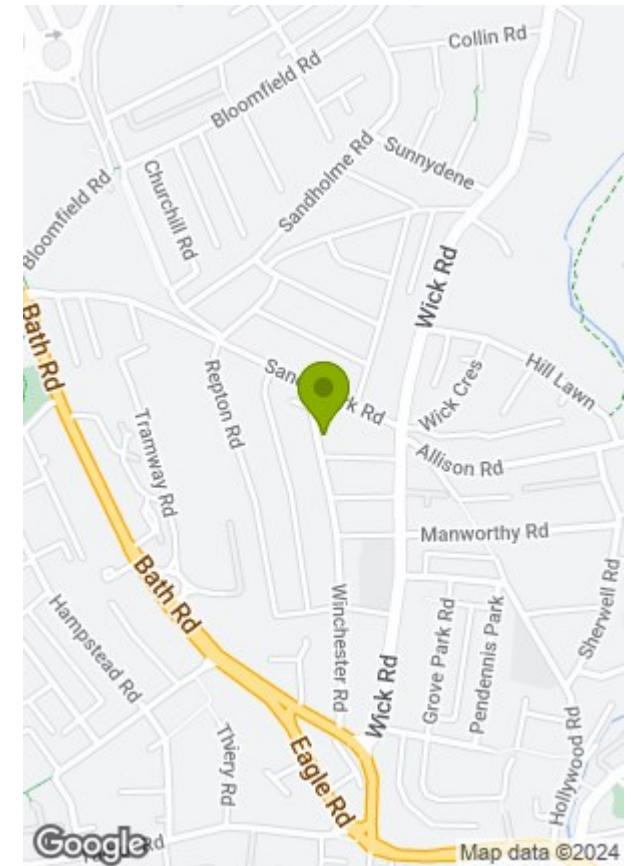
Council Tax Band - B



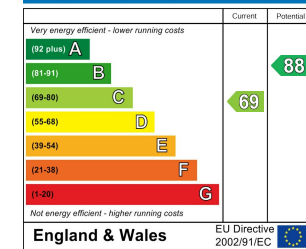




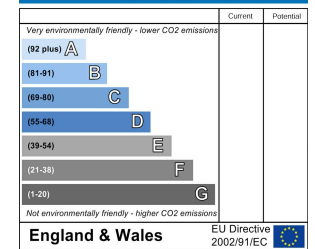
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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