



48 Brean Down Avenue, Henleaze, Bristol, BS9 4JF

GUIDE PRICE £499,950

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PROPERTY OVERVIEW

Accommodation comprises: Entrance hall, fitted kitchen, living room with doors out onto the sunny landscaped garden. To the first floor is a landing with airing cupboard housing 'Vaillant' boiler, 3 bedrooms and a bathroom (currently with shower).

Outside:

To the rear garden is pleasant, landscaped that incorporates patios well stocked borders with railway sleeper edging. From the side you also have access to the garage which has both power, light and storage. Other benefits include gas central heating and double glazing throughout.

The property is situated in the highly desirable and sought after location of Henleaze and is close to the wide range of amenities including coffee shops, a Waitrose supermarket and a cinema, as well as a library, a local butchers and fishmongers. Within proximity are a host of schools both primary and secondary, state and independent. Public transport runs nearby to Bristol's City Centre as well as the regional shopping centre at Cribbs Causeway and the motorway networks are also easily accessible.

Schools:

Henleaze Junior School approx. 522m
Henleaze Infant School approx. 582m
Westbury Park Primary School approx. 526m
St Ursula's E-Act Academy approx. 637m



KEY DETAILS

- Semi Detached Property
- Cul-De-Sac in Henleaze
- 3 Bedrooms
- South West Landscaped Rear Garden
- Garage

Guide Price: £499,950

Tenure: Freehold

Council Tax Band: D

Local Authority: Bristol City Council

Vendors Onward Position:

Add Text Here

EPC: C

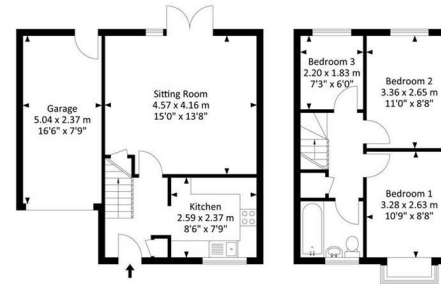
Viewing: By appointment only



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48 Brean Down Avenue, Bristol
Approx. Area 795.80 Sq.Ft - 73.90 Sq.M
(Total area includes garage)

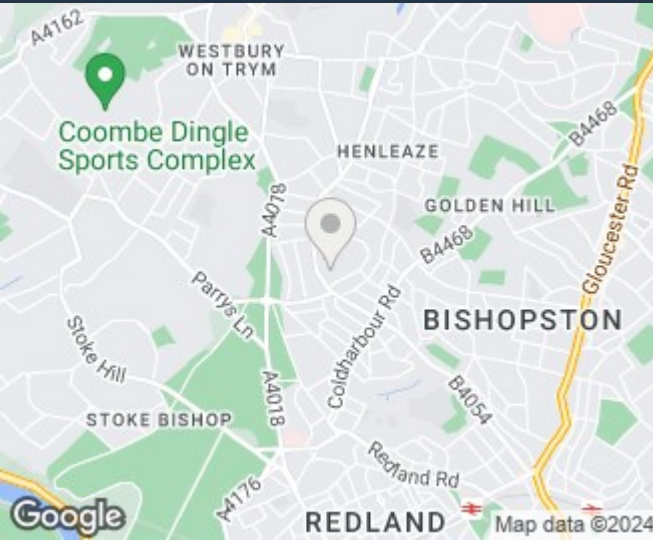


Ground Floor

First Floor



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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