



34 Kings Avenue, Bishopston, Bristol, BS7 8JN

**GUIDE PRICE £775,000**

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## PROPERTY OVERVIEW

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This three bedroom semi-detached home is offered with no onward chain and offers fantastic potential for future extension. Good wide plot with southerly garden, drive and garage. Ideally located close to both Gloucester Road and Henleaze High Street and just minutes' walk from the popular Bishop Road and St Bonaventures Primary Schools and in Redland Green's first priority for Secondary School. Internally the spacious and light accommodation spans two floors and offers a central hallway, a dual aspect through living/ dining room providing ample light and bright living space and a kitchen breakfast room.

The first floor offers three bedrooms and a family bathroom with shower and bath. Externally the property benefits from a 'top of the list' Southerly facing garden which also houses a seating area on a lower level to provide complete privacy, a garage, off street parking to the front with a front mature garden ensuring you are secluded from the road. Good catchments, southerly garden, excellent neighbourly community as well as being incredibly well placed for everything the area has to offer.



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# KEY DETAILS

- Approx. 0.66km from Redland Green School
- A Semi-Detached Property
- 3 Bedrooms
- South Facing Rear Garden
- Garage
- No Onward Chain

Guide Price: £775,000

Tenure: Freehold

Council Tax Band: D

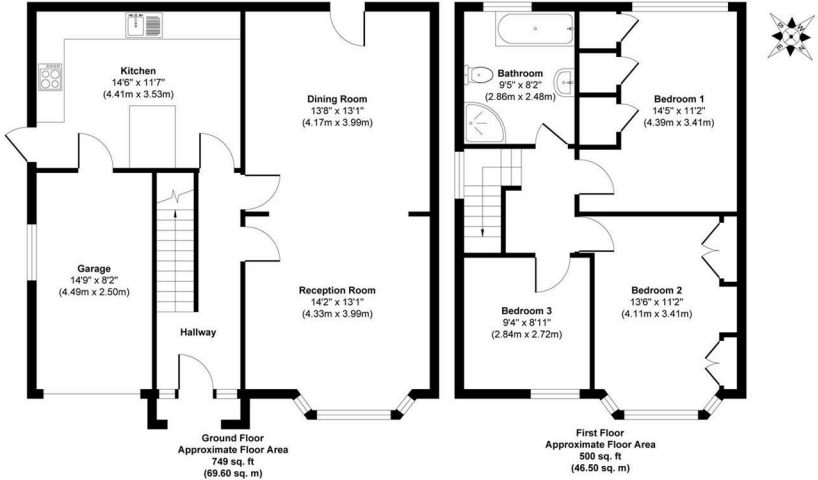
Local Authority: Bristol City Council

Vendors Onward Position: No Onward Chain

EPC: D

Viewing: By appointment only

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Approx. Gross Internal Floor Area 1249 sq. ft / 116.10 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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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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