



Connells

Fermaine Avenue
Brislington Bristol



Property Description

This three-bedroom terrace home would make a fantastic first time buy. Well presented through out. Accommodation comprising: Entrance Hall, formal sitting room, open plan kitchen dining room. Bathroom. The first floor has three bedrooms (two doubles). Outside there is off street parking to the front and rear. The garden is mainly laid to lawn with patio area. Flower beds and borders.

The property is just three miles west of Bristol city centre. Road connections are excellent with nearby A4 providing routes to the centre of Bristol and Bath while the M32 lies around three miles away giving access to the M4 for south Wales or London.

The nearest railway station is the main hub of Bristol Temple Meads which is around a 20-minute walk and provides a varied list of direct destinations including London in as little 98 minutes.

This would be a great purchase for a first time buyer, professionals looking for an easy commute into Bristol city centre or a family with the respected Broomhill school located nearby. The Eastwood nature reserve is within walking distance which is great for walks, River Avon trail, Beeses restaurant/Bar is open during the summer period and the number 1 bus has a direct route to the city centre/Temple Meads. The Good Intent Pub is within walking distance offering a highly reviewed Caribbean menu through YB Bistro.

We really recommend booking a viewing to appreciate the potential the property has to offer.

Entrance Hallway

large entrance hallway with storage cupboard.

Living Room

12' 8" x 11' 11" (3.86m x 3.63m)
Spacious living room bay fronted double glazed window to front elevation.

Bathroom

Irregular Shaped Room 17' 8" x 5' 6" (5.38m x 1.68m)
large bathroom with wc, wash hand basin, shower over bath, ex fan, double glazed window to rear.

Kitchen

11' 10" x 8' 2" (3.61m x 2.49m)
fully fitted modern kitchen with built in appliances, flooring leading to dining area.

Dining Room

10' 11" x 8' 2" (3.33m x 2.49m)
patio doors and double glazed window to rear.

First Floor

Bedroom One

12' 6" x 8' 4" (3.81m x 2.54m)
double glazed window to front elevation

Bedroom Two

11' 4" x 8' 9" (3.45m x 2.67m)
double glazed window to rear elevation.

Bedroom Three

9' 9" x 8' 4" (2.97m x 2.54m)
double glazed window to rear elevation

Driveway

**Fully Enclosed Private
Garden**





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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