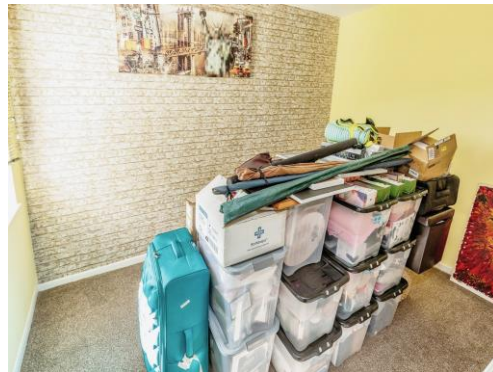




Connells

Avonleigh Road
Bristol



Property Description

Avonleigh Road is a quiet residential road of terraced Victorian homes in one of the most desirable parts of Bristol. Sandwiched between Palmyra Road and Luckwell Road in Bedminster, this house is within easy reach of all of the amenities of North Street, including The Tobacco Factory, the popular Souk Kitchen, The Malago as well as highly regarded cafes such as Sweven, Albatross Cafe and Tin Can Coffee. Heading further north crossing the river from Southville, you're less than 15 minutes from all Bristol City Centre has to offer. For those who work in the city, the commute by foot or bike is short and painless, with lovely views along the harbourside. The journey home after an evening in the city is also straightforward and advantageous on foot rather than negotiating city centre traffic. Beyond these is Bristol's scenic harbourside with its boat trips and water-facing bars and the Wapping Wharf development bursting with independent eateries. With this house being under 2 miles from Temple Meads - Bristol's main train station - and close to roads which can take you out of the city in either direction, the location of Avonleigh Road is certainly key to its popularity.

Nestled into the BS3 community is this three bedroom bay fronted Victorian home. Upon entry, the hallway leads you through to the sitting room at the front, with bay window and log burner. To the rear of the house is an open plan dining room leading to the kitchen and there is a glass door leading down to the

Entrance Hall

Lounge/Diner

23' 9" x 13' 5" (7.24m x 4.09m)

Kitchen

11' 8" x 7' 6" (3.56m x 2.29m)

Double glazed window to side, gas hob and electric oven, sink, space for American fridge/freezer, plumbing for washing machine, door to bathroom

Bedroom 1

13' 6" x 11' 3" (4.11m x 3.43m)

Bedroom 2

11' 5" x 8' 3" (3.48m x 2.51m)

Double glazed window to rear, radiator

Bedroom 3

10' 8" x 7' 8" (3.25m x 2.34m)

Double glazed window to rear, radiator

Loft Room

Double glazed window to front and rear, light, carpet, under eve storage

Bathroom

13' 5" x 11' 7" (4.09m x 3.53m)

wash hand basin, towel rail, bath and shower unit, tiled

Front Garden

Low level wall and path to front

Rear Garden

Enclosed South facing rear garden which is mainly laid to decking.





To view this property please contact Connells on

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Tenure: Freehold



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