



Connells

Bishport Avenue
Bristol



Property Description

Set on Bristol's southern edge, Bishport Avenue provides excellent access to Bristol city centre, as well as the vibrant area of Clifton. Locally, you'll find Fair Furlong Primary School, which boasts an outstanding rating and is just a short four-minute walk away, and the Imperial Retail Park within close proximity, offering a wide range of shops, eateries, and amenities, including a gym and swimming pool—just a seven-minute drive or a 30-minute walk through lovely green parks. Additionally, convenience shops and takeaways are within walking distance, making this location ideal for families and commuters alike.

Entrance Hallway

upvc door to the front with flooring laid in hallway with staircase to first floor.

Lounge

15' 9" x 10' 5" (4.80m x 3.17m)

On the ground floor, there is a large living room which spans the width of the front of the property, a big window lets in plenty of light.

Kitchen Diner

11' 2" x 10' 4" (3.40m x 3.15m)

The kitchen is well appointed with plenty of cupboard and counter space, a large storage cupboard and spaces for essential appliances. There is also a large nook in the hallway which could be utilised as further storage if a cupboard were to be built in.

Landing

stairs to first floor

Bedroom One

15' 9" x 10' 5" (4.80m x 3.17m)

Double bedroom, flooring, double glazed window to front and storage space.

Bedroom Two

11' 1" x 10' 2" (3.38m x 3.10m)

double bedroom large room with storage space double glazed window to rear.

Bathroom

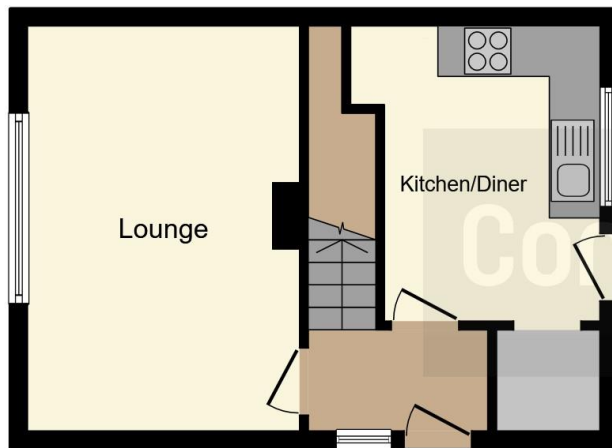
6' 8" x 5' 4" (2.03m x 1.63m)

The bathroom has a three piece suite with a shower over the bath.

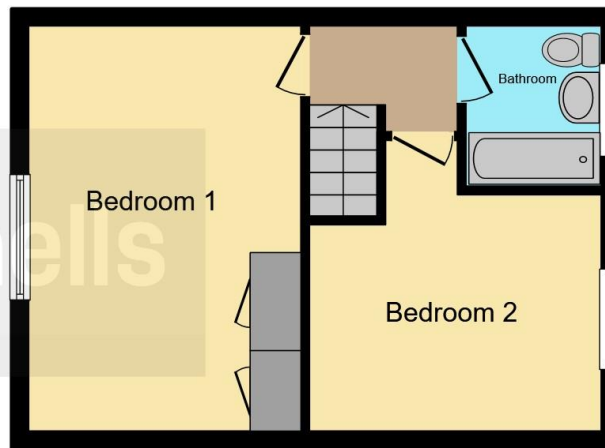
Outside

The rear garden is currently tiered and very low maintenance. Adding some grass to one or two of the three tiers would allow for more enjoyment of the south facing aspect. There is also a brick built shed and access through from the front. The front garden is also low maintenance while the driveway will comfortably fit two or three cars.





Ground Floor



First Floor

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

To view this property please contact Connells on

T 0117 966 4278
E southville@connells.co.uk

243 North Street Southville
 BRISTOL BS3 1JN

EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/BMR311256



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BMR311256 - 0005