



Maynard Road
Bristol BS13 0AP

for sale offers in excess of
£315,000



Property Description

Located on a quiet residential street in BS13, this three-bedroom semi-detached home offers well-balanced living space, off-street parking, and a large rear garden—ideal for families, first-time buyers, or investors.

The ground floor includes a front-facing lounge, a separate dining room to the rear with direct garden access, and a well-proportioned kitchen.

Upstairs, there are two well-sized double bedrooms and a small double, along with a family bathroom and a separate WC.

Outside, the property benefits from a private driveway, a large garage, and a generous rear garden.

Maynard Road is well placed for local schools, shops, and green spaces, with Hengrove Park and Crox Bottom nearby. Regular bus services run along nearby Wells Road and Airport Road, offering direct access to Bristol city centre. For cyclists, the area connects to the Whitchurch Railway Path and other established cycle routes, making commuting or weekend rides both practical and scenic.

Entrance Porch

Double glazed Door to the front, Window to the side.

Entrance Hall

Double glazed door to the front, radiator.

Lounge/Diner

18' 4" x 14' 1" (5.59m x 4.29m)
Double glazed window to the front with patio doors leading out. There is a radiator, telephone and TV point.

Kitchen

16' 11" x 9' 9" (5.16m x 2.97m)
Fully fitted Kitchen with Integrated appliances which include Double Oven, Fridge freezer and dishwasher, gas Hob with work surfaces over and cookerhood. There is a radiator and Breakfast bar.

Bedroom One

12' 5" x 9' 10" (3.78m x 3.00m)
Double glazed window to the front, built in wardrobes, radiator

En-Suite

Large Shower cubicle, wash hand basin with Vanity over, extractor fan and WC with part tiled walls and heated towel rail.

Bedroom two

11' 2" x 10' (3.40m x 3.05m)
Double glazed window to the front with built in wardrobes, radiator and TV point

Bedroom Three

8' 2" x 8' (2.49m x 2.44m)
Double glazed window to the rear, built in wardrobes, radiator.

Bathroom

Double glazed windows to the rear, heated towel rail, bath with mixer taps and shower over. Wash hand basin, extractor fan, storage cupboard situated being the wall mirror and part tiled walls.

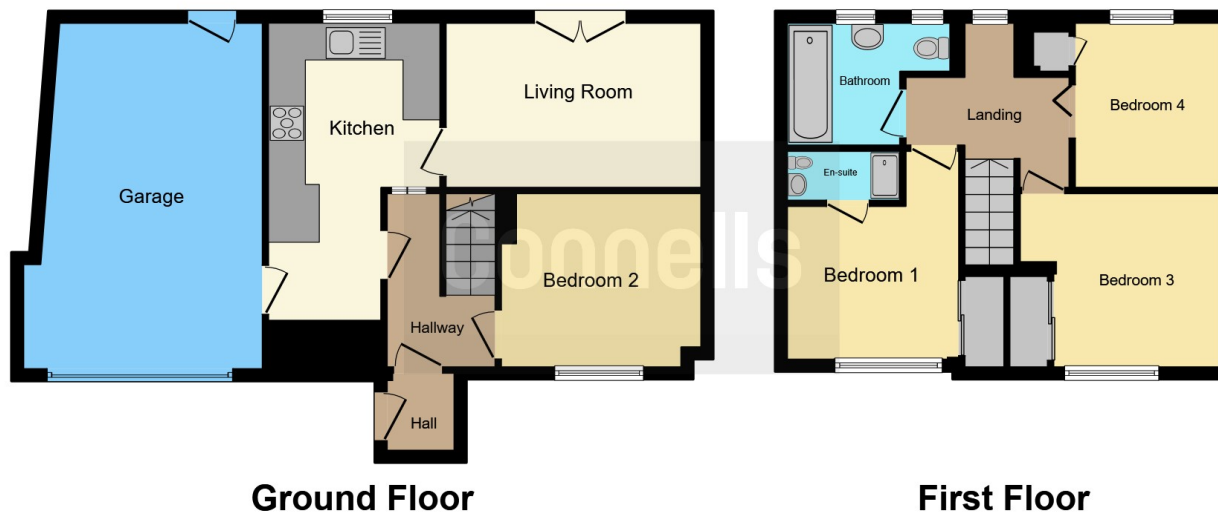
Garage And Utility

Double glazed window and door to the

rear, up and over doors, light and power and plumbing for a washing machine and space for a tumble dryer and built in cupboards.

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

243 North Street Southville
 BRISTOL BS3 1JN

EPC Rating: C Council Tax
 Band: B

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Tenure: Freehold



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