



**Forest Avenue, Bristol BS16 4BP**

**welcome to**

## **Forest Avenue, Bristol**

This well presented home occupies the corner plot granting dual aspect credentials alongside light and tremendous feeling of space. The three bedroom, two reception property is well presented, highly functional and boasts a well proportioned rear garden PLUS front space with box hedgerow.

### **Forest Avenue Hallway**

Double glazed door to side, carpeted stairs leading to first floor, radiator, carpeted flooring, under stairs storage, access into living room, dining room and kitchen.

### **Living Room**

10' 7" max x 16' 4" max ( 3.23m max x 4.98m max )  
Double glazed bay window to front, feature fireplace, radiator, carpeted flooring, TV point.

### **Dining Room**

13' 7" max x 10' 5" max ( 4.14m max x 3.17m max )  
Double glazed french doors to rear, radiator, carpeted flooring, fitted wall and base units for storage.

### **Kitchen/Diner**

16' 1" max x 10' 1" max ( 4.90m max x 3.07m max )  
Three double glazed windows to the side and rear, double glazed door to side, a range of wall and base units with work surfaces over, inset Belfast sink with mixer tap over, tiled splashbacks, freestanding seven ring gas hob and oven with extractor hood over, space and plumbing for dishwasher and washing machine, fridge/freezer, boiler, radiator.

### **Landing**

13' 7" max x 5' 6" max ( 4.14m max x 1.68m max )  
Double glazed window to side, loft access, carpeted stairs leading to ground floor and first floor.

### **Bedroom One**

10' 7" max x 16' 4" max ( 3.23m max x 4.98m max )  
Double glazed window to front, feature fireplace, radiator, carpeted flooring.

### **Bedroom Two**

13' 7" max x 10' 6" max ( 4.14m max x 3.20m max )  
Double glazed window to rear, radiator, fitted wardrobes, carpeted flooring.

### **Bedroom Three**

9' 1" max x 10' 1" max ( 2.77m max x 3.07m max )  
Double glazed window to rear, radiator, carpeted flooring.

### **Bathroom**

5' 10" max x 6' 8" max ( 1.78m max x 2.03m max )  
Double glazed obscured window to side, pannelled bath with shower over, part tiled walls with extractor fan, low level WC, pedestal hand wash basin, radiator.

### **Exterior**

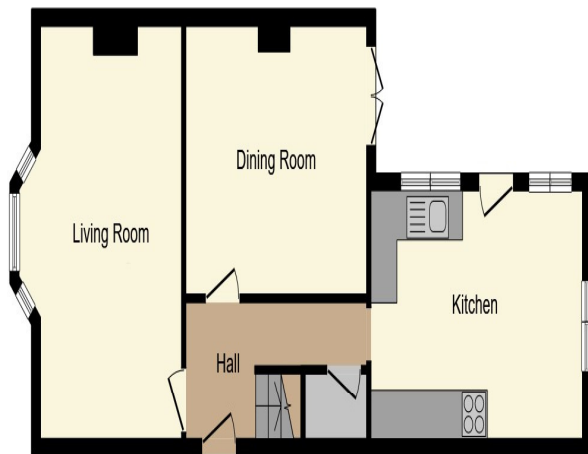
#### **Rear Garden**

Enclosed rear garden by boundary walls and fences, paved patio leading from the house, with grass mainly to lawn, with a number of small shrubs and bushes within the borders.

#### **Front Garden**

Manicured box hedgerow with small stone wall to front, side gate access, paved patio.





**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](http://www.focalagent.com)



**welcome to**  
**Forest Avenue,**  
**Bristol**

- Attractive Three Bedroom/Two Reception End of Terrace Home
- Well Proportioned Rear Enclosed Garden
- Prominent Corner Position and Convenient Side Access
- Front Garden Space with Manicured Box Hedgerow
- Spacious Lounge with Bay Window

Tenure: Freehold EPC Rating: Awaited

**£460,000**



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Property Ref:  
STG109482 - 0002

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