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We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

24 Brook Road, Speedwell, Bristol, BS5 7TE

£249,950

Blue Sky

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Council Tax Band: B | Property Tenure: Freehold

NO CHAIN!! VICTORIAN MIDDLE TERRACE HOME!! THREE BEDROOMS!! TWO RECEPTIONS!! REAR GARDEN!! Blue Sky are pleased to offer for sale this fantastic three bedroom terraced home located on Brook Road in Speedwell. The property is ideally located close to local amenities in the area, Fishponds and the M32, ideal for commuters!! The accommodation comprises: entrance hall, lounge, dining room, kitchen, inner hall and bathroom to the ground floor. On the first floor you will find the master bedroom and two further good size bedrooms. Externally the property offers a rear garden which is mainly laid to lawn.



Entrance Hall

11'6" x 2'10" (3.51m x 0.86m)
Double glazed door with obscured window, recess lighting, fuse board, radiator.

Dining Room

11'4" x 14'2" max (3.45m x 4.32m max)
Double glazed window to rear, radiator, wall lights, feature fireplace with contemporary pebble style electric fire, stairs to first floor.

Lounge

11'6" x 10'11" (3.51m x 3.33m)
Double glazed window to front, radiator, gas meter, ceiling coving.

Kitchen

12'3" x 6'8" (3.73m x 2.03m)
Double glazed window to to side, range of wall and base units with surface over, one and half stainless steel sink and drainer, tiled splashbacks, integrated oven and hob, extractor hood, radiator, breakfast bar, space for fridge/freezer, opening to inner hall.

Inner Hall

2'11" x 7'5" (0.89m x 2.26m)
Plumbing for washing machine with work surface over, double glazed door to side, door to bathroom.

Downstairs Bathroom

5'7" x 6'11" (1.70m x 2.11m)
Double glazed obscured window to rear, white three piece bathroom suite comprising of bath with shower head attachment, pedestal sink and W.C, part tiled walls, wall mounted heated towel rail, extractor fan.

First Floor Landing

5'7" max x 5'1" max (1.70m max x 1.55m max)
L-shaped, loft access.

Bedroom One

11'5" max x 14'2" max (3.48m max x 4.32m max)
Double glazed window to rear, radiator, cupboard housing combi boiler.

Bedroom Two

11'7" x 8'9" into door recess (3.53m x 2.67m into door recess)
Double glazed window to front, radiator.

Bedroom Three

8'5" x 6'8" (2.57m x 2.03m)
Double glazed window to front, radiator.

Rear Garden

Patio with steps to lawn area, outside tap.

