

## Avonleigh Road, Bedminster

Asking Price £375,000

- Two Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Two Spacious Reception Rooms
- Kitchen
- Two Double Bedrooms
- Family Bathroom
- South Facing Enclosed Rear Garden
- Great Potential for Improvement
- Highly Desirable Location

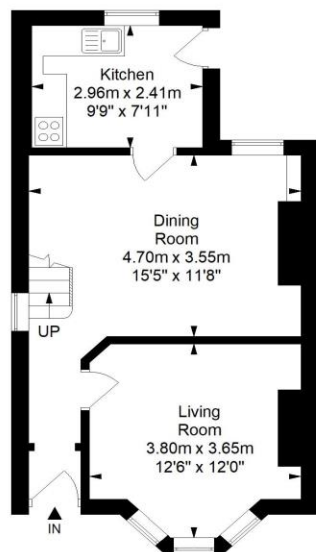
### SUMMARY

Offered with no onward chain, this two bedroom semi-detached home is in need of modernisation throughout. The ground floor features a spacious living room and a second reception room that leads into the kitchen at the rear of the property. The kitchen is fitted with a range of base and wall units, as well as space for an oven, hob, fridge/freezer and a washing machine, with a door providing access to the rear garden. On the first floor, you'll find two generously sized double bedrooms, with the main bedroom benefiting from built-in storage. The family bathroom includes a bath with an electric shower, W/C, sink, and a built-in storage cupboard. The rear of the property offers a south-facing enclosed garden along with a built-in storage shed. Located in a desirable area, the property is within walking distance to local amenities and public transport links, offering great potential for improvement.

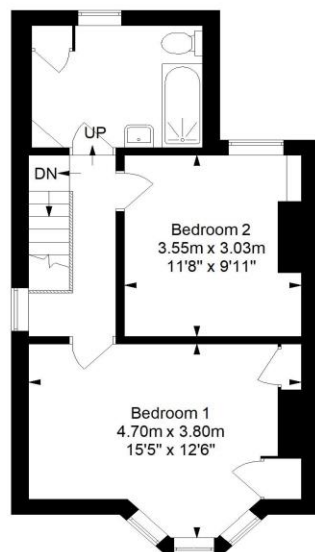


## Avonleigh Road, Bristol, BS3 3JA

Approximate Gross Internal Area = 80.8 sq m/ 869.8 sq ft



**Ground Floor**



**First Floor**

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.  
All Efforts have been made to ensure its accuracy at time of print



**Tenure**  
Freehold

**EPC Rating**

**Council Tax Band**  
B

**Services Mains Gas, Electric and Water**

Clifton : 01179 744 766  
Long Ashton : 01275 393 956  
Southville : 01174 523 700

