



23 St. Aubins Avenue, Bristol, BS4 4NU

£340,000

This beautifully presented, terraced property is perfect for couples looking for a ready to move into home in a popular and convenient location. With a separate sitting room and an open-plan, modern kitchen with a kitchen island and dining space with bifolding doors opening on to the rear garden, this property offers plenty of space for relaxing and entertaining. There's also a stunning, large bathroom boasting a separate shower enclosure,

Upstairs, there are two double bedrooms, plus an additional study or nursery room and separate w.c, providing flexibility for your needs.

Outside, you will find driveway parking and a pretty, well-maintained garden with a desirable South Westerly aspect, perfect for enjoying the outdoors.

Located within close proximity to public transport links, nearby schools, and local amenities, this property boasts both convenience and accessibility.

Don't miss out on the opportunity to make this wonderful property your home. Contact us today to arrange a viewing and experience the comfort and charm that this property has to offer.

Entrance Hallway



Master Bedroom

14' x 7'10 (4.27m x 2.39m)



Bedroom Two

11'6 x 8'7 (3.51m x 2.62m)



Sitting Room

12' max x 11' (3.66m max x 3.35m)



Kitchen/Breakfast Room

12' x 8'6 (3.66m x 2.59m)



Bathroom

17' x 6'4 (5.18m x 1.93m)



Study/Nursery

8'6 x 8'3 (2.59m x 2.51m)



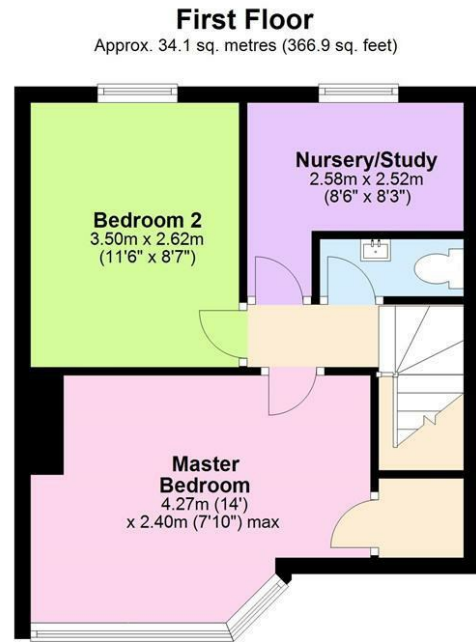
W.C



Rear Garden



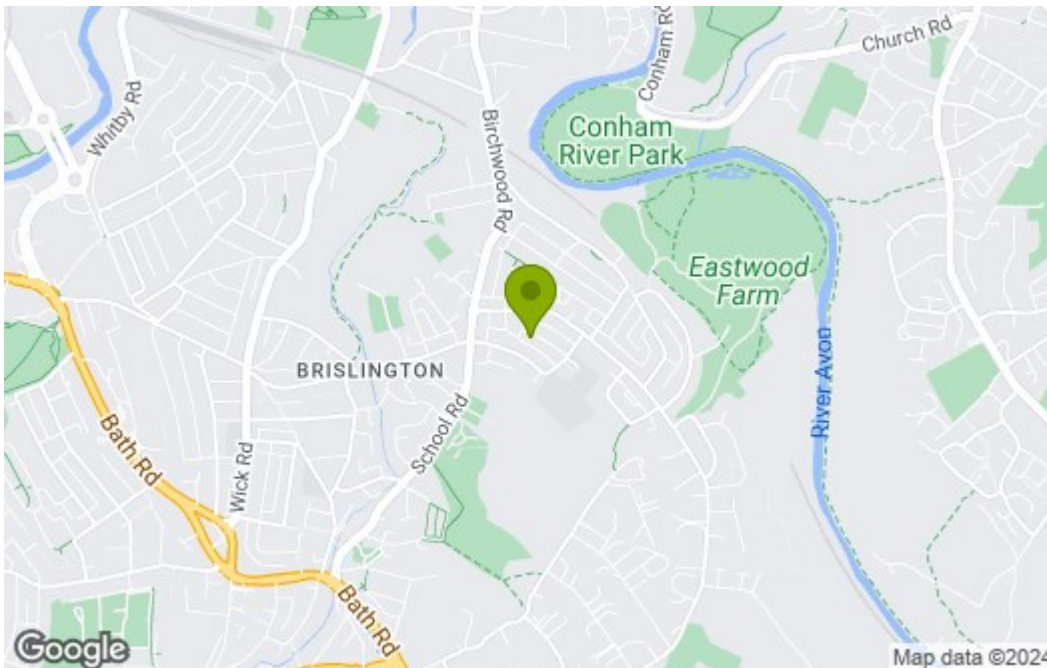
Floor Plan



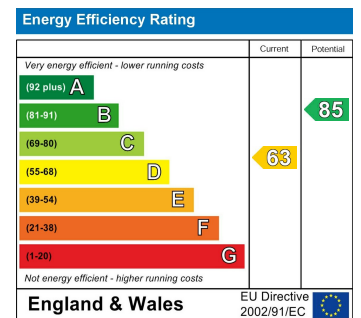
Total area: approx. 84.8 sq. metres (912.8 sq. feet)

23 St Aubins Ave, Bristol

Area Map



Energy Efficiency Graph



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