259 Bishport Avenue, Bristol, BS13 0RQ

£325,000

This end-of-terrace property, now listed for sale, is in good condition and presents a fantastic opportunity for families, couples, sharers, and developers alike. The property boasts four double bedrooms, providing ample space for a comfortable living.

The first bedroom is a double with built-in wardrobes, offering a practical storage solution. The other three bedrooms are also spacious doubles, providing plenty of space.

The property features a functional kitchen complemented with a dining space, perfect for enjoying meals with family or hosting dinner parties. There's also a sitting / dining room, ideal for relaxing or entertaining guests.

The property is located in a convenient area with excellent public transport links, facilitating easy commutes and journeys. A unique feature of this property is its garage, providing secure parking or additional

Front Garden

Entrance Hall
18'11" x 5'11" (5.78 x 1.81)

Ground Floor WC

Sitting Room
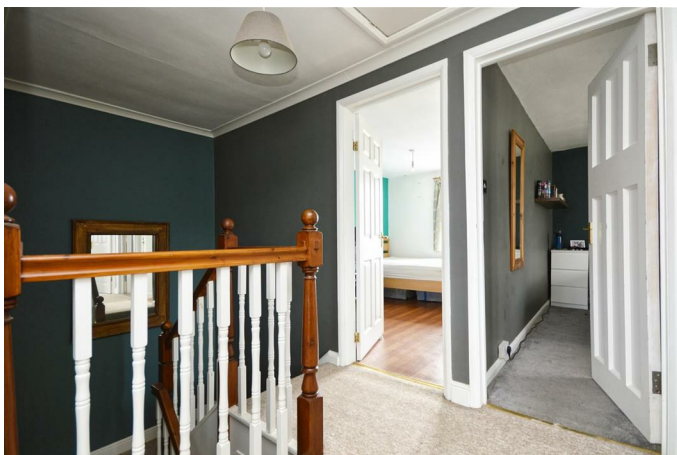18'5" x 12'3" (5.62 x 3.75)

Kitchen / Dining Room
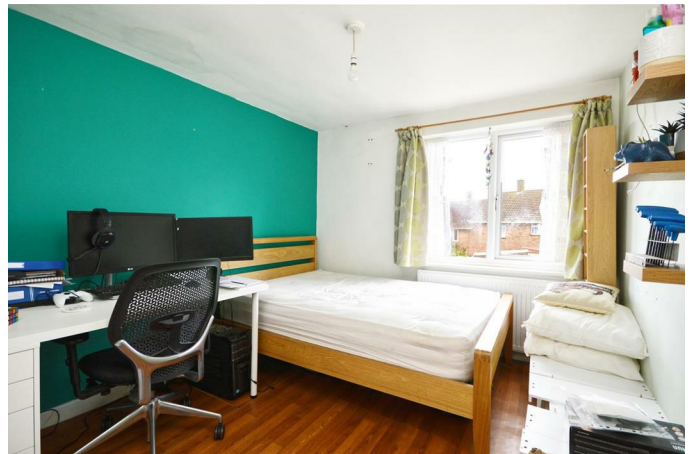18'4" x 12'0" (5.60 x 3.66)

First Floor Landing

Bedroom One
12'4" x 11'2" (3.78 x 3.42)

Bedroom Two
12'0" x 8'11" (3.66 x 2.74)

Bedroom Three
12'0" x 8'11" (3.66 x 2.74)

Bedroom Four
9'10" x 6'10" (3.00 x 2.10)

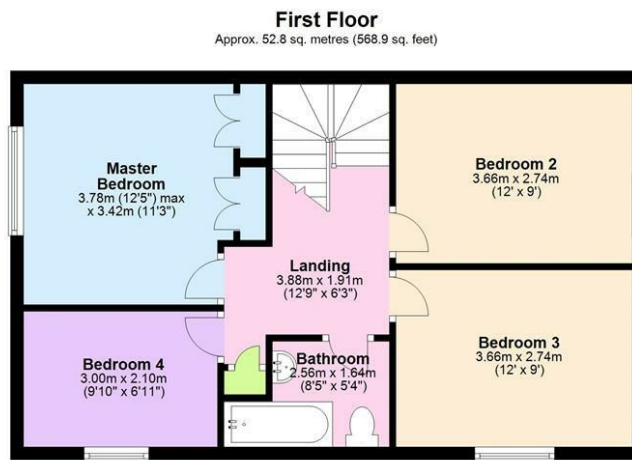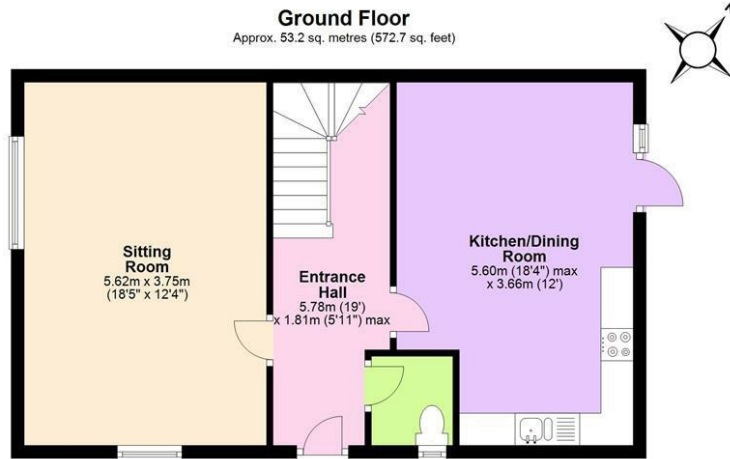### Bathroom
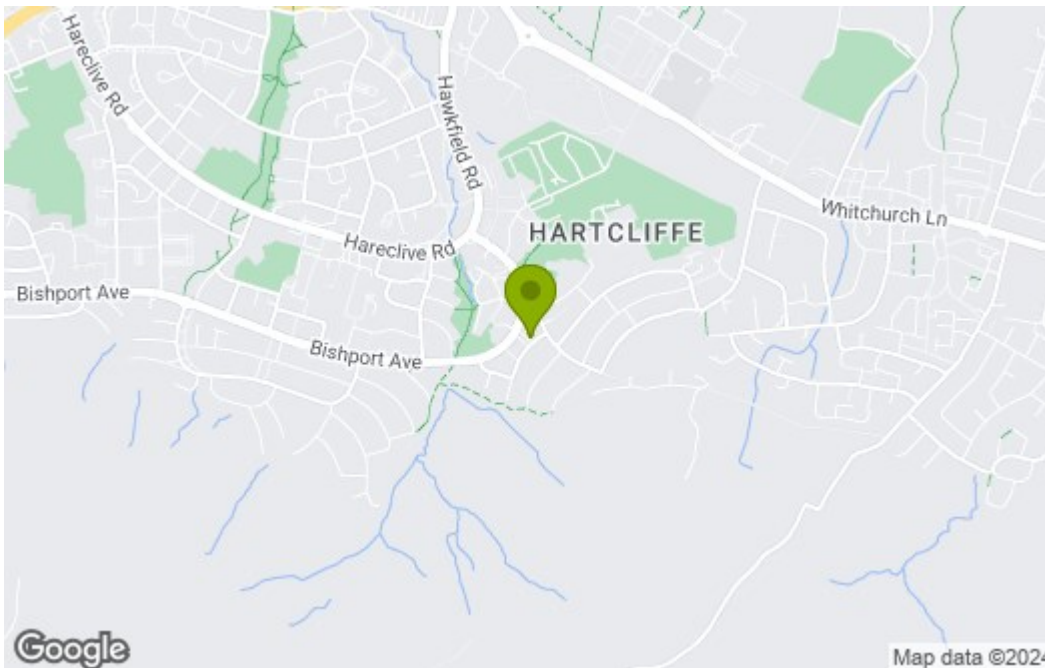8'4" x 5'4" (2.56 x 1.64)

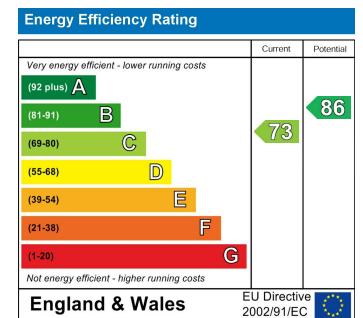### Outside

Garage & Driveway

Floor Plan

Ground Floor
Approx. 53.2 sq. metres (572.7 sq. feet)

Sitting Room
5.62m x 3.75m
(18'5" x 12'4")

Entrance Hall
5.78m (19')
x 1.81m (5'11") max

Kitchen/Dining Room
5.60m (18'4") max
x 3.66m (12')

First Floor
Approx. 52.8 sq. metres (568.9 sq. feet)

Master Bedroom
3.78m (12'5") max
x 3.42m (11'3")

Bedroom 2
3.66m x 2.74m
(12' x 9')

Landing
3.88m x 1.91m
(12'9" x 6'3")

Bedroom 4
3.00m x 2.10m
(9'10" x 6'11")

Bathroom
2.56m x 1.64m
(8'5" x 5'4")

Bedroom 3
3.66m x 2.74m
(12' x 9')

Total area: approx. 106.1 sq. metres (1141.6 sq. feet)

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales
EU Directive
2002/91/EC