



## 28 Moxham Drive, Bristol, BS13 0HP

**£250,000**

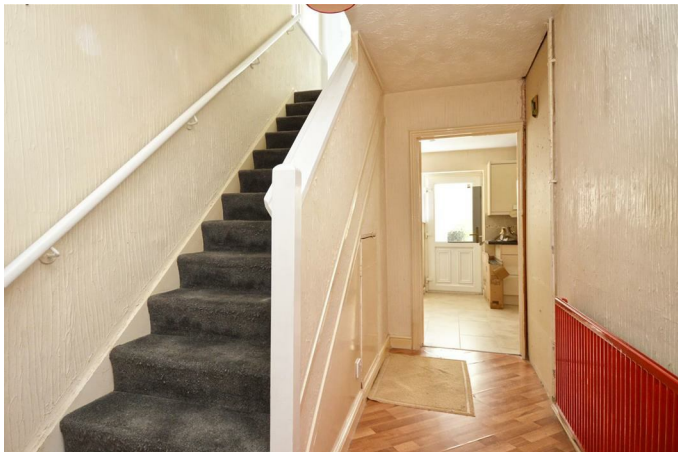
Presenting an end of terrace property, currently listed for sale and in need of some modernisation. This residence holds potential for those looking to personalise their next home, boasting spacious accommodation spread over two floors.

The property comprises of three bedrooms, being two doubles and one single, each room bearing ample space for comfort. Despite the property's need for an uplift, the home offers charm and character, with its open-plan design, perfect for modern living.

A particular highlight of the property is the generous reception room which effortlessly leads into the kitchen, creating a seamless flow in the living areas.

A unique feature of this property is the conservatory, allowing an abundance of natural light into the home. Whether it's used as a dining area or a tranquil space to unwind, the conservatory is a versatile addition to

### Entrance Hall



### Sitting Room

12'9" x 11'10" (3.89 x 3.63)



### Kitchen / Dining Room

19'1" x 8'7" (5.84 x 2.64)



### Conservatory

11'11" x 9'10" (3.64 x 3.00)



### First Floor Landing

### Bedroom One

13'2" x 11'8" (4.02 x 3.57)



### Bedroom Two

13'2" x 9'1" (4.02 x 2.77)



### Bedroom Three

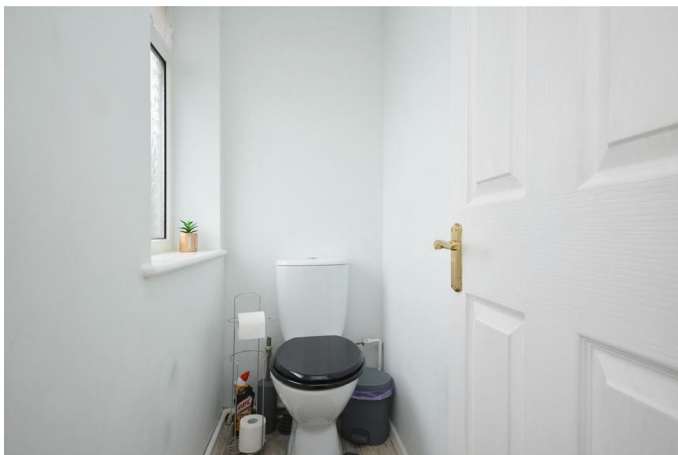
8'7" x 8'0" (2.64 x 2.46)

### Bathroom

5'6" x 4'11" (1.68 x 1.50)



### Separate WC

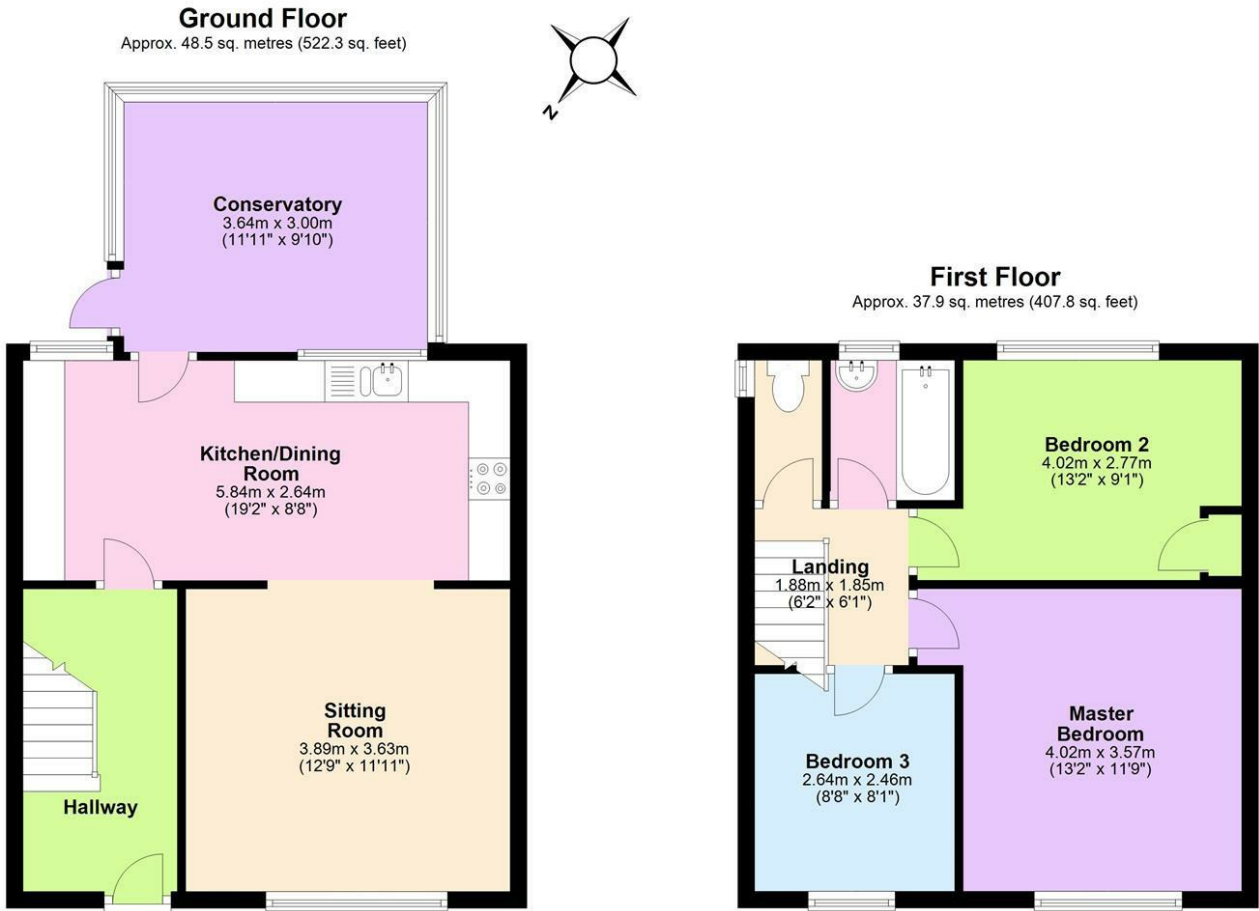


### Outside



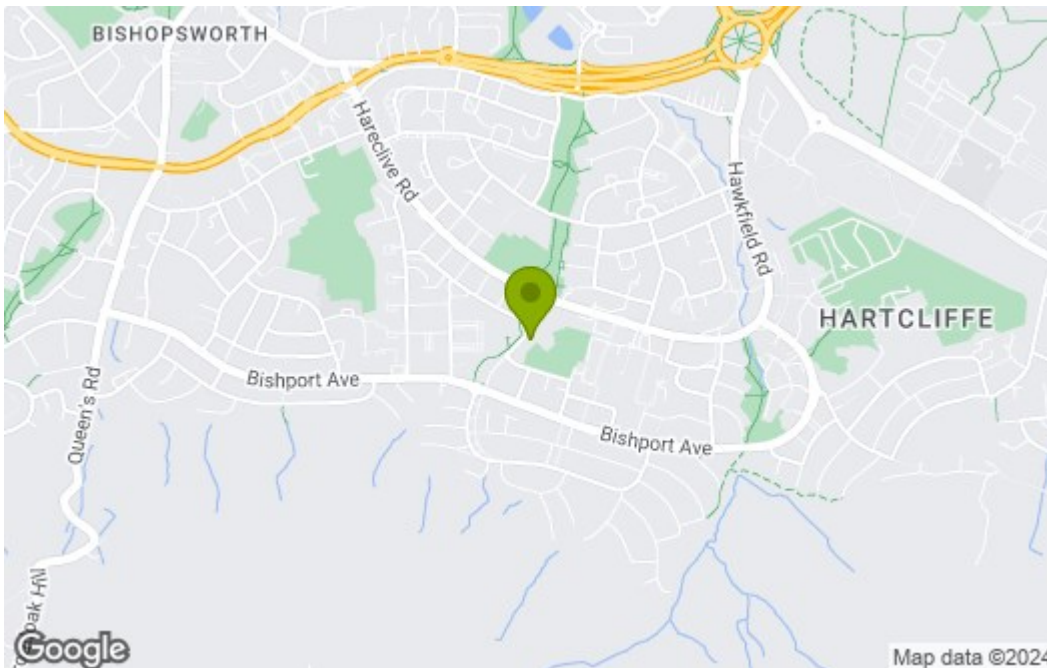
### Park to the Front

## Floor Plan

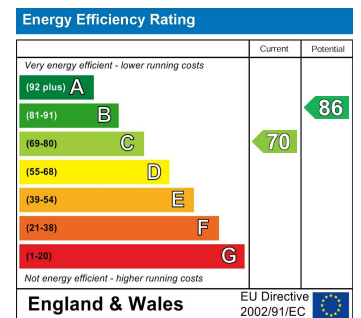


Total area: approx. 86.4 sq. metres (930.1 sq. feet)

## Area Map



## Energy Efficiency Graph



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