

10 Bridle Avenue, Bristol, BS14 0FR

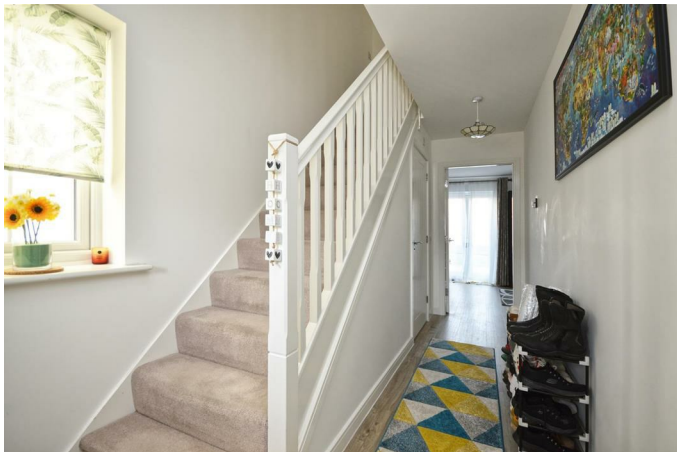
£430,000

I am delighted to present this immaculate semi-detached townhouse for sale. This beautiful home offers a modern, spacious design with a fantastic versatile layout that is perfect for families, couples, or sharers and has the bonus of coming with furniture if required.

The property boasts four bedrooms, three of which are double-sized, not to mention the master bedroom which comes with an en-suite. The fourth bedroom is conveniently located on the ground floor, providing versatility in its use.

The ground floor also features a contemporary shower room. Moving up to the first floor, you will find a delightful sitting/dining room, a WC and a modern kitchen. The kitchen enjoys a Juliette balcony, offering a beautiful aspect to the front of the property.

Entrance Hall

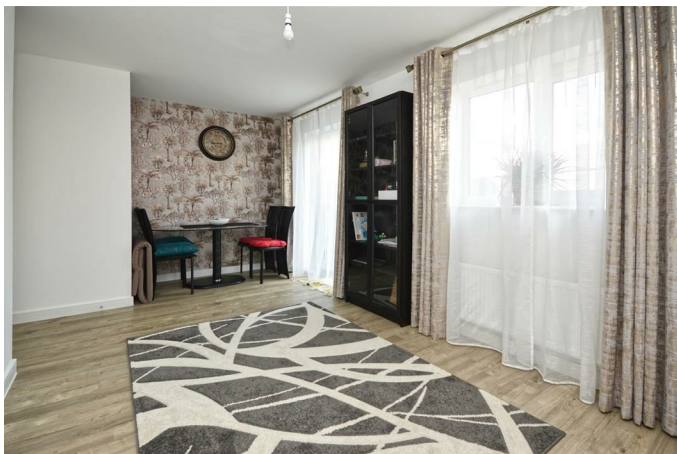


First Floor Landing



Ground Floor Fourth Bedroom / Office

17'3" x 10'6" (5.26 x 3.21)



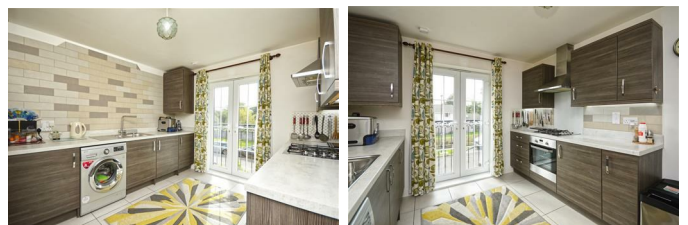
Sitting / Dining Room

17'2" x 14'0" (5.25 x 4.29)



Kitchen

11'10" x 9'11" (3.61 x 3.03)



Shower Room

9'10" x 2'7" (3.00 x 0.80)



Panoramic View to Front



Cloakroom



En-Suite



Second Floor Landing



Bedroom Two

11'2" x 10'1" (3.41 x 3.09)



Bedroom One

13'10" x 11'10" (4.24 x 3.63)



Bedroom Three

10'4" x 6'8" (3.15 x 2.05)



Bathroom

6'10" x 6'2" (2.09 x 1.90)



Outside



Garage

20'2" x 10'2" (6.16 x 3.11)

General

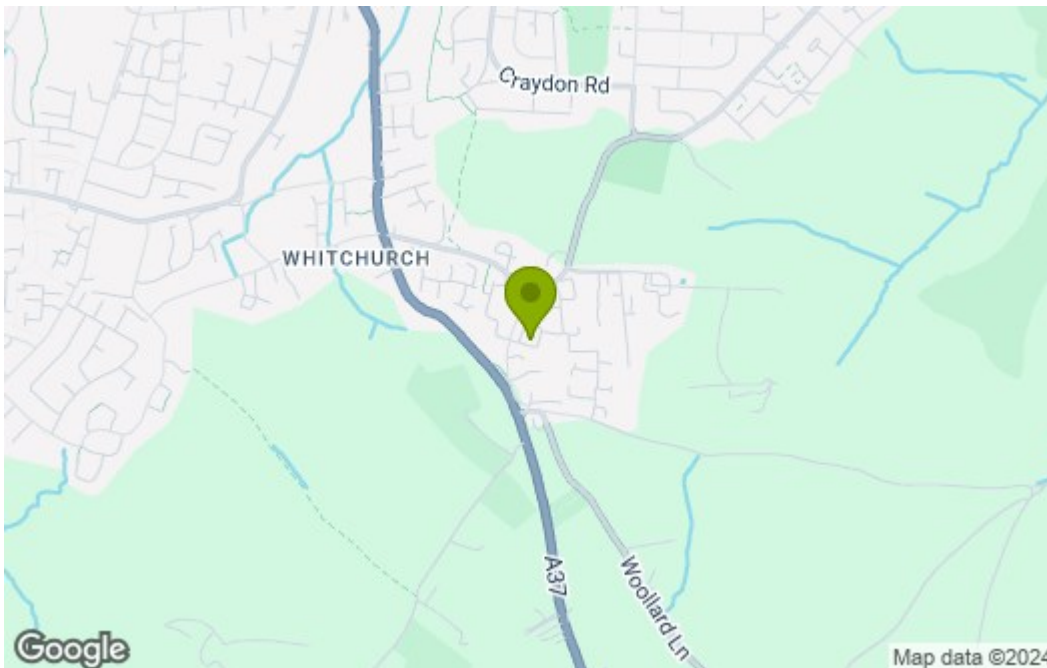
Please note there is a service charge for the upkeep of the surrounding areas, including tree cutting and grass mowing. Charge is around £200 per annum, paid in two installments.

Floor Plan



Total area: approx. 144.1 sq. metres (1550.8 sq. feet)
10 Bridle Avenue, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.