



## 142 Birchwood Road, Bristol, BS4 4RD

**£330,000**

This delightful end of terrace property presents a fantastic opportunity for first-time buyers. Modern and well presented, the house is in good condition and boasts a total of three bedrooms all featuring built in wardrobes. The first bedroom is a generous double, complete with an en-suite shower room. The second bedroom is also a double, and the third is a comfortable single room.

The sitting room spacious and is designed with an open-plan layout, and leads through to the fitted kitchen which has ample dining space and direct access to the level garden, making it perfect for family meals or entertaining guests. There's also an additional ground floor cloakroom, for added convenience.

Outside there's a small front garden and an enclosed, lawned, rear garden, offering a good degree of privacy, there's also a single garage, located nearby, providing secure parking or additional storage space.

Located in a highly desirable area, the property benefits from being in close proximity to public transport links, including the A4 Bath Road and the No1 bus route into the city, reputable schools, and beautiful green spaces such as Victory Park and Nightingale Valley.

## Entrance Hallway

### Sitting Room

17'11 x 14' (5.46m x 4.27m)



### Kitchen/Dining Room

14' x 9'5 (4.27m x 2.87m)



### Downstairs w.c,



### Landing

10'3 x 6'1 (3.12m x 1.85m)



## Bedroom One

11'7 x 10'4 (3.53m x 3.15m)

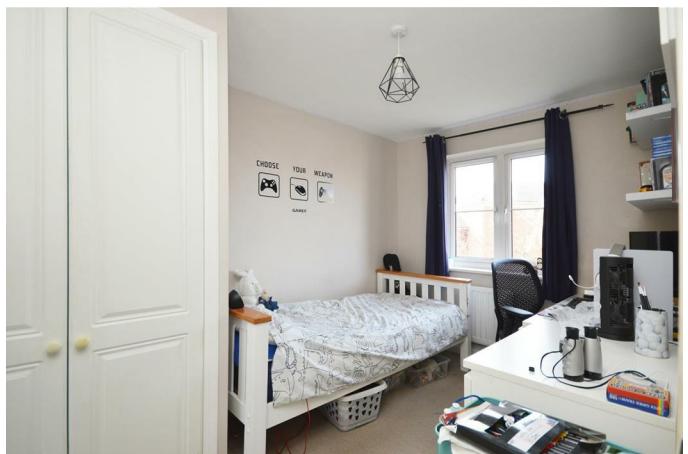


## Ensuite



## Bedroom Two

11'5 x 7'9 (3.48m x 2.36m)



### Bedroom Three

8'4 x 6' (2.54m x 1.83m)



### Bathroom

7'9 x 5'7 (2.36m x 1.70m)



### Rear Garden



### Rear Elevation



### Garage & Parking

18'1 x 8'7 (5.51m x 2.62m)

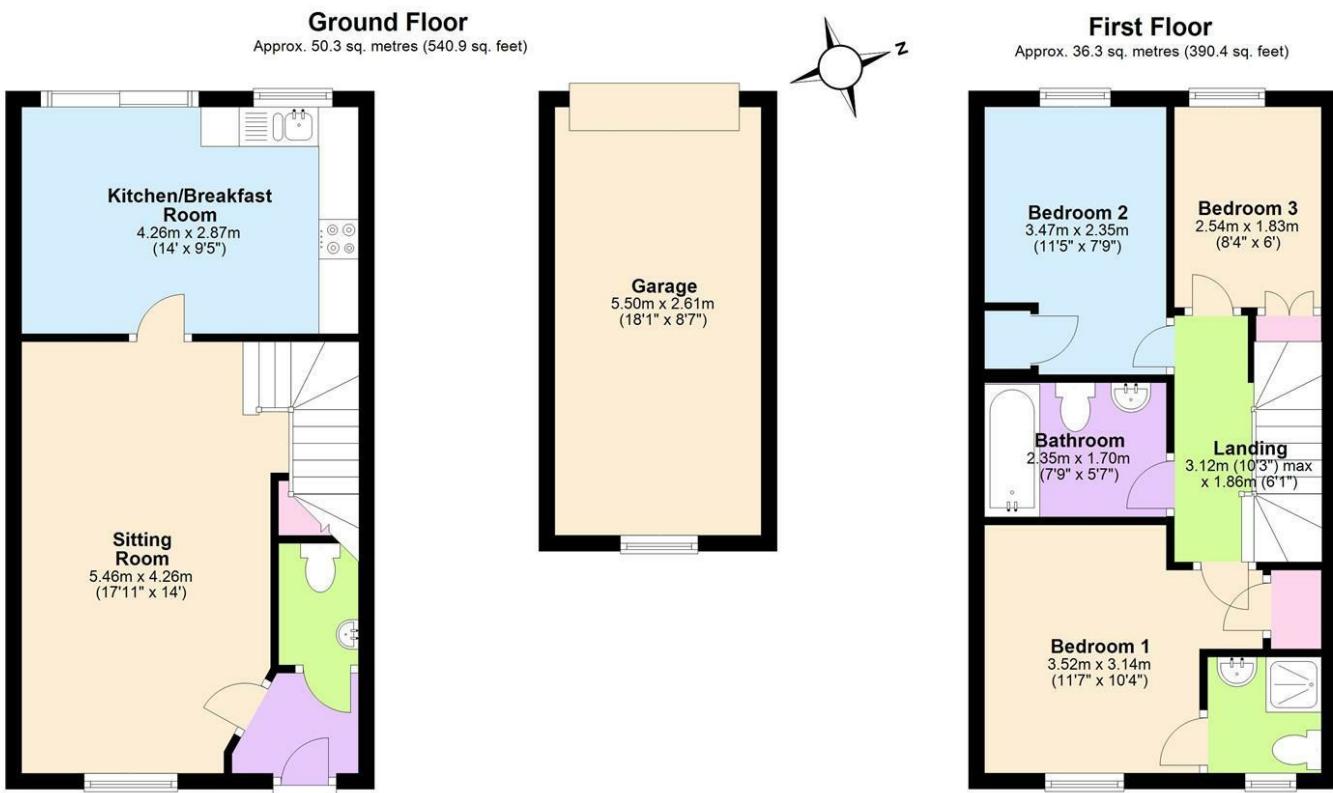


### General

There is a Management Company in charge of the Estate (HML Group) with an annual service charge of £465.13.

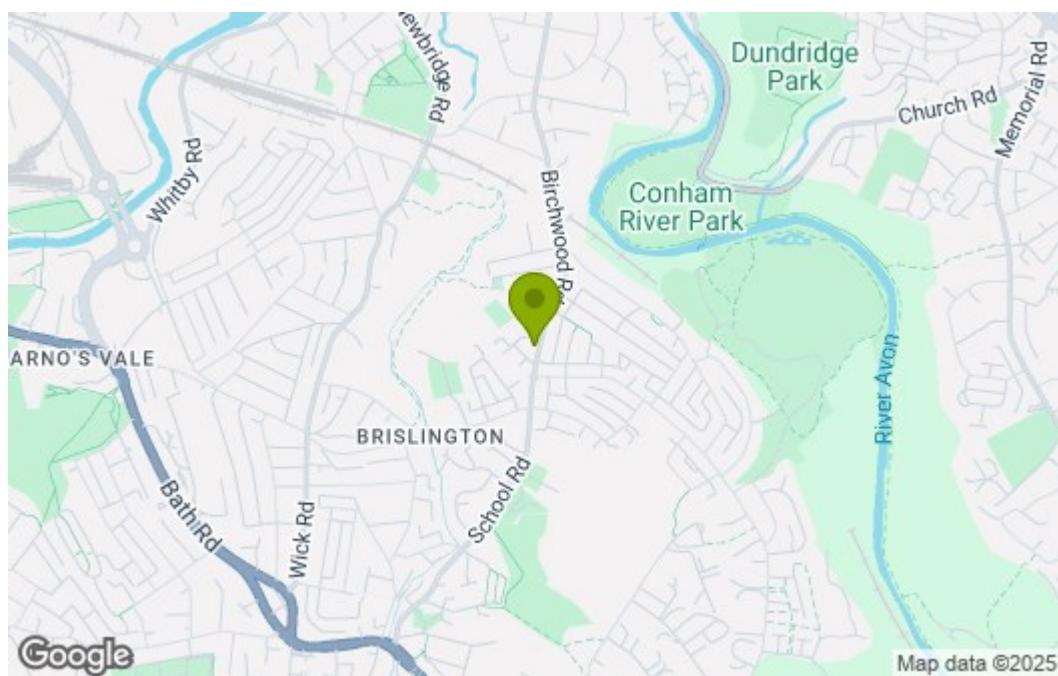
Whilst the property is a freehold, the garage is located in a nearby block under a coach house and is on a separate leasehold basis with a yearly ground rent of £33.42

## Floor Plan

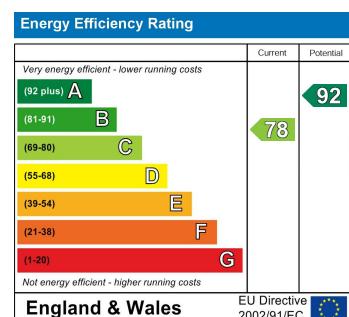


Total area: approx. 86.5 sq. metres (931.3 sq. feet)

## Area Map



## Energy Efficiency Graph



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