



## 26 Axbridge Road, Bristol, BS4 2RX

**£340,000**

Ideally situated within close proximity to local schools, public transport links and nearby parks, this spacious end of terrace property is a perfect fit for first time buyers or families alike.

The house boasts well balanced accommodation, with two separate reception rooms, a modern fitted kitchen and a useful w.c to the ground floor. Whilst to the first floor are three well-proportioned bedrooms, two of which are double sized, and one being a comfortable single room, plus the shower room.

One of the key features of this property is the outside space. There are great sized gardens to both the front and rear, as well as having the additional benefits of off-street parking and a single garage, providing that much-needed extra storage space.

Offered for sale with the benefit of having no onward chain, this is the perfect opportunity for those looking for a home to update and make their own.

## Entrance Hallway

### Sitting Room

13'7 x 12'3 (4.14m x 3.73m)



### Dining Room

10'4 x 8'11 (3.15m x 2.72m)



### Kitchen

14' x 8'10 (4.27m x 2.69m)



## W.C



## Landing

### Bedroom One

12'3 x 12'1 max (3.73m x 3.68m max)



### Bedroom Two

12'6 x 10'9 max (3.81m x 3.28m max)





### Bedroom Three

10'4 x 8'11 (3.15m x 2.72m)



### Shower Room

8'8 x 4'7 (2.64m x 1.40m)



### Rear Garden



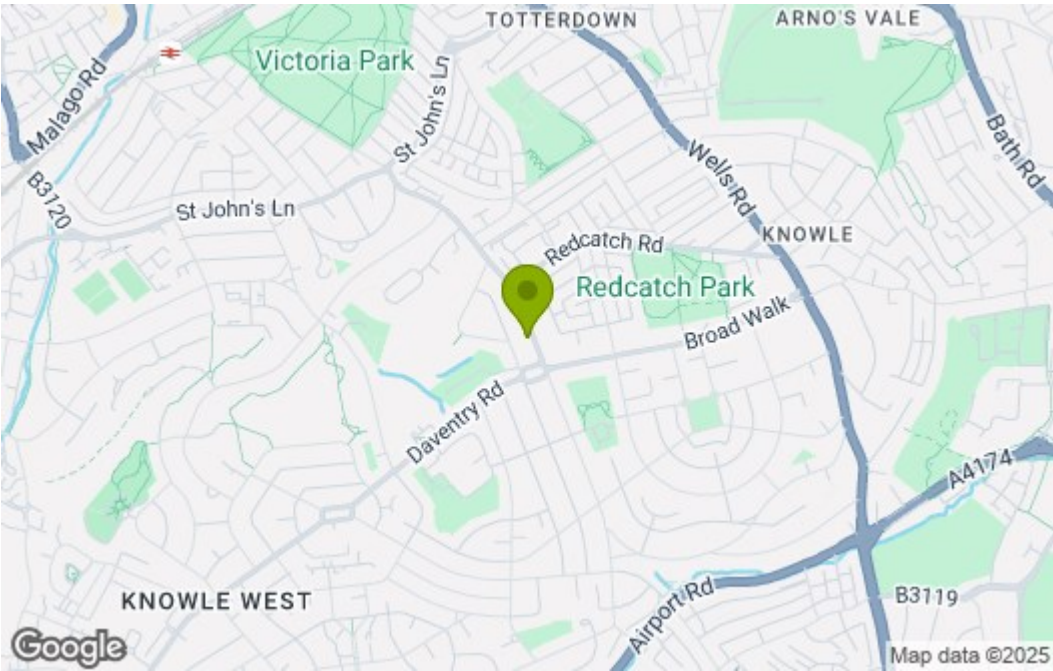
### Garage

### Rear Elevation

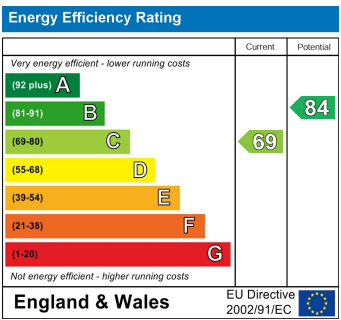
Floor Plan



Area Map



Energy Efficiency Graph



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