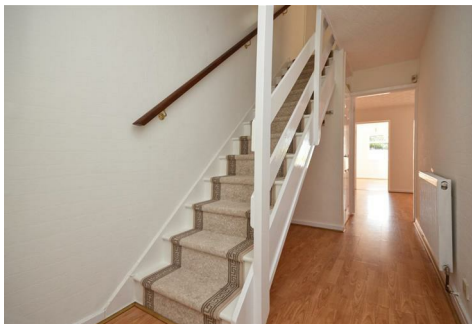




4 Binley Grove, Bristol, BS14 8HR

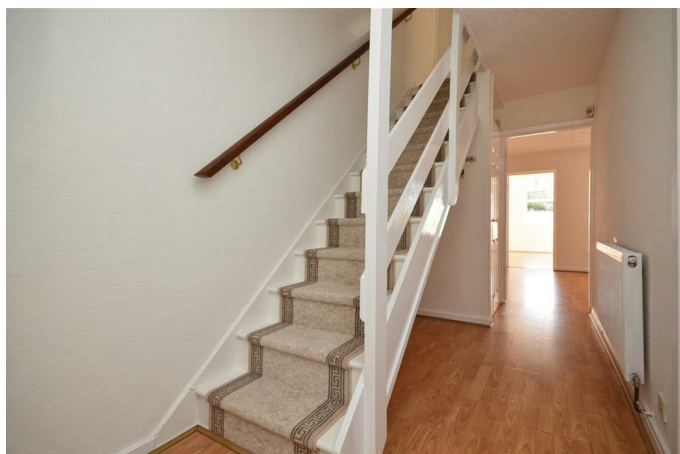
£300,000

Presenting this terraced house, now available for sale with the added benefit of no onward chain. Situated in a quiet cul-de-sac, this home enjoys lovely views to the rear and offers convenient access to public transport links, reputable schools, local amenities, and a wealth of green spaces, including nearby local woods and a nature reserve.

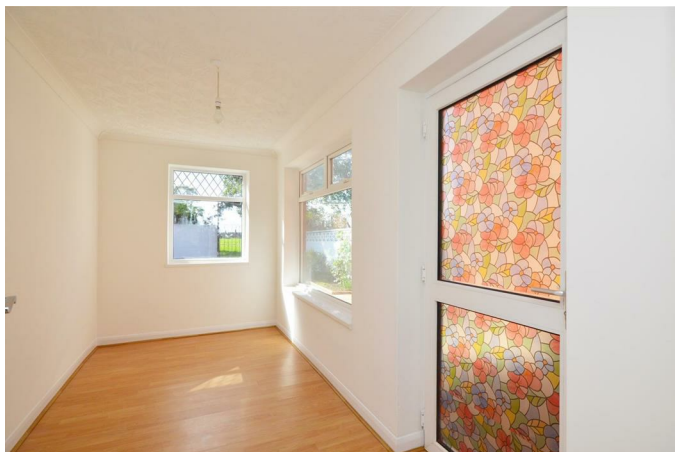
Neutrally decorated throughout, the property has recently been refreshed, providing an inviting and ready-to-move-in environment for both first-time buyers and families. The ground floor extension offers additional versatile space, ideal as an additional reception room or as a fourth bedroom to suit your lifestyle needs.

The heart of the home features an open-plan kitchen/diner, perfect for entertaining or sharing family meals. Accommodation comprises three bedrooms: two spacious doubles and a comfortable single, offering ample space for family or guests. A downstairs WC adds convenience to the daily routine.

Entrance Hall



Study / Bedroom four 13'10" x 6'3" (4.22 x 1.93)



Kitchen / Diner 18'11" x 9'4" (5.77 x 2.85)



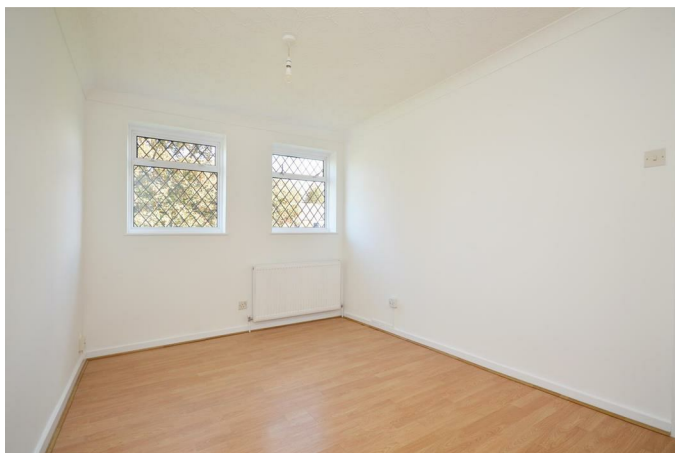
First Floor Landing



Downstairs WC



Bedroom One 12'10" x 8'8" (3.92 x 2.65)



Sitting Room 15'8" x 10'8" (4.79 x 3.26)



Bedroom Two

12'9" x 8'8" (3.89 x 2.65)



Bedroom Three

9'9" x 6'7" (2.98 x 2.02)



Bathroom



Outside

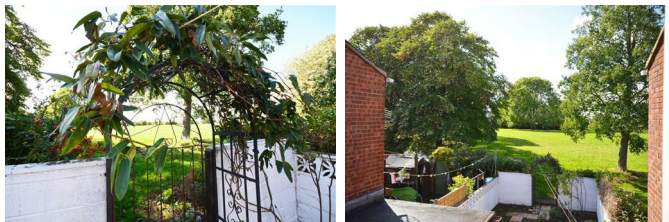


Garage

Green to Front



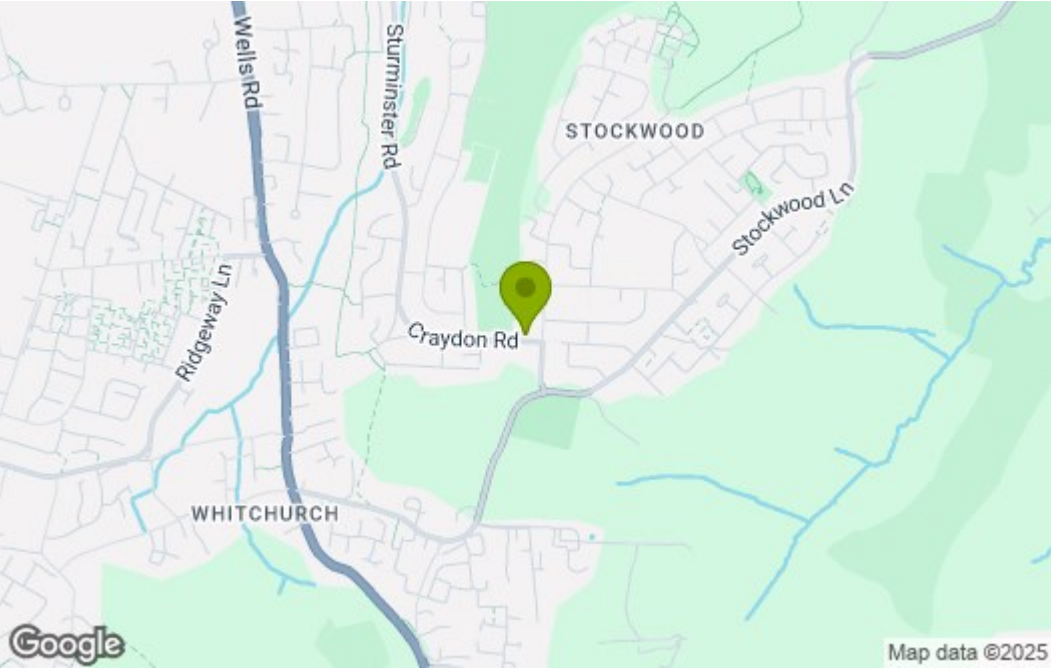
View to Rear



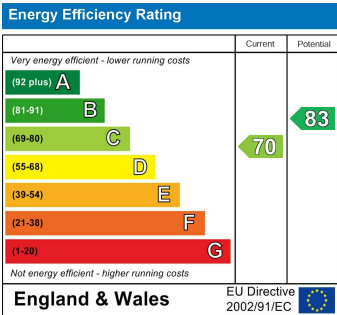
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.