



Brentry | Guide Price £250,000

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# 5 Bracewell Gardens, Brentry, Bristol, BS10

- Ideal First Time Buyer Home
- Two Generous Double Beds
- Circa 80 Ft. Rear Garden
- 2 Off Street Parking Spaces
- Attractively Presented Throughout
- No Onward Chain

Attractively presented inside and out this two double bedroom house is ideally suited to first time buyers and is offered for sale with no onward chain.

Positioned in a quiet cul de sac with two off street parking spaces and circa 80 ft. long rear garden, the house is set up and ready to move into.

Entrance hall with stairs rising to the upper floor. Door through to the living room positioned to the front with central fireplace providing a focal point. Opening through to the dining room with window overlooking the rear garden. Door through to the kitchen which has door to the rear patio and garden. Kitchen comprises a range of modern wall and base units with sink, integrated oven and hob.







Moving upstairs both bedrooms are generous doubles. The main bedroom spanning the width of the house with window to the front aspect and built in wardrobe. The rear room has a window overlooking the garden and again has built in wardrobes for storage. The bathroom features a white suite with shower over the bath.

The rear garden is circa 80ft. long and laid mainly to lawn with patio area adjacent to the house. A brick-built storage shed sits to one side. Shared, gated passage with the neighbours leads to the front with path to the road. The front garden has been landscaped to provide two off street parking spaces.

UPVc double glazed windows throughout and recently fitted gas fired combination boiler.

Offered for sale with no onward chain.

The property is of Laing Easi-Form construction. Mortgages are available but a discussion with your broker is recommended.



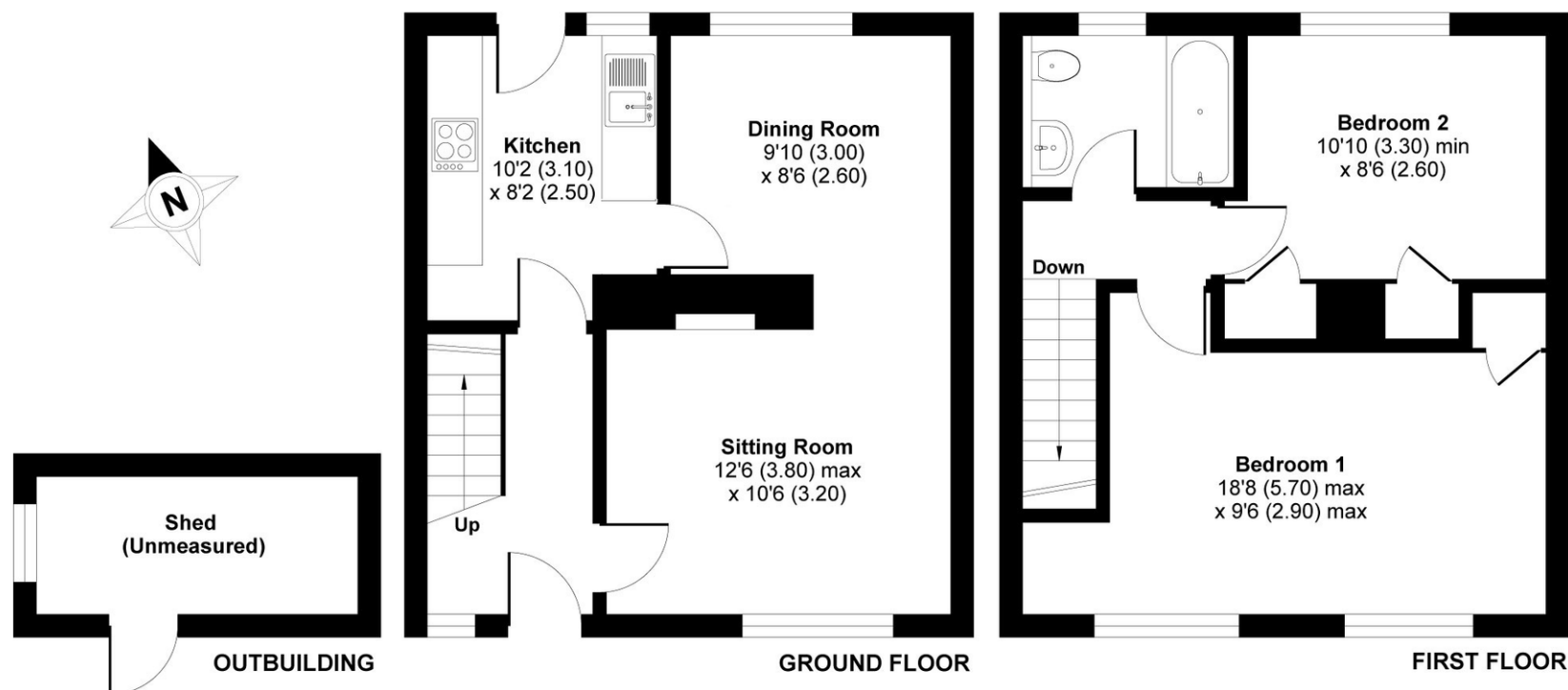
**Energy Performance Certificate**  
Rating D



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Approximate Area = 774 sq ft / 71.9 sq m (excludes shed)

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Leese & Nagle. REF: 1281407



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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