



| Abbey Road |

Guide Price £850,000

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65 Abbey Road, Bristol, BS9 3QL

- 3 Bedrooms
- 1930s
- Semi Detached
- Immaculately Presented
- Beautiful Westerly Facing Rear Garden
- Off Street Parking and Car Port

This beautifully presented 1930s, 3 bedroom semi-detached family home offers a fantastic lifestyle, featuring a well-established, westerly-facing rear garden, off-street parking, and a carport.

Entering through the front, you're welcomed into a spacious hallway that provides access to the open-plan kitchen, living, and dining areas, as well as the utility room and downstairs WC. A staircase leads to the first floor with convenient storage beneath and durable flooring throughout. The redesigned living space has been thoughtfully extended to create a bright, open kitchen, living, and dining area that seamlessly connects to the garden. The kitchen, located at the front of the property, is RotPunkt manufacturer and installed by Park Furnishers, equipped with a range of wall and base units, a composite worktop, and integrated appliances, including an induction hob, oven, dishwasher, and fridge/freezer. Additionally, there is a breakfast bar and a large sink. The whole space is laid with engineered oak flooring. The rear extension adds a spacious lounge and dining area, with bi-fold doors, a large skylight, and side windows, creating a light and airy atmosphere.

The final part to the ground floor, is the useful utility area with window to side, additional storage, worktop with sink, plumbing for washing machine, space for tumble dryer and downstairs WC with separate shower cubicle.





Upstairs, the landing leads to the bedrooms, the family bathroom, and the loft hatch. Bedroom 1, located at the front, features fitted wardrobes, is well-decorated, and with durable flooring. Bedroom 2 is similar in size, offering a beautiful view over the rear garden and the University of Bristol playing fields beyond. It also benefits from fitted wardrobes and carpeting. Bedroom 3 is a single bedroom with a front-facing window, a cupboard above the stairs, and durable flooring. The family bathroom, situated at the rear, includes a bath with a shower over, a low-level WC, a wash hand basin, and is partially tiled with an extractor fan.

To the front of the property, there is off-street parking for several cars, neatly laid with block paving. Double doors lead to the carport, measuring approximately 24'1" x 9', providing valuable additional storage and access to the side of the property.

The rear garden is a standout feature, with a decked area made of composite decking, ideal for al fresco dining under the large awning. Its westerly-facing orientation ensures plenty of sunshine during the summer months. To the right, there's a summerhouse (19'3" x 8'11") with power, perfect as a home office, an arts and crafts room, or a cozy retreat all year round. The main garden is mainly laid to lawn, with areas of stone chippings and a selection of attractive shrubs, plants, and trees that add color and life to the space. Towards the end of the garden, a pergola provides a serene seating area to enjoy the morning sun. The garden also includes a shed and greenhouse, completing the outdoor space.



Energy Performance Certificate
Rating C



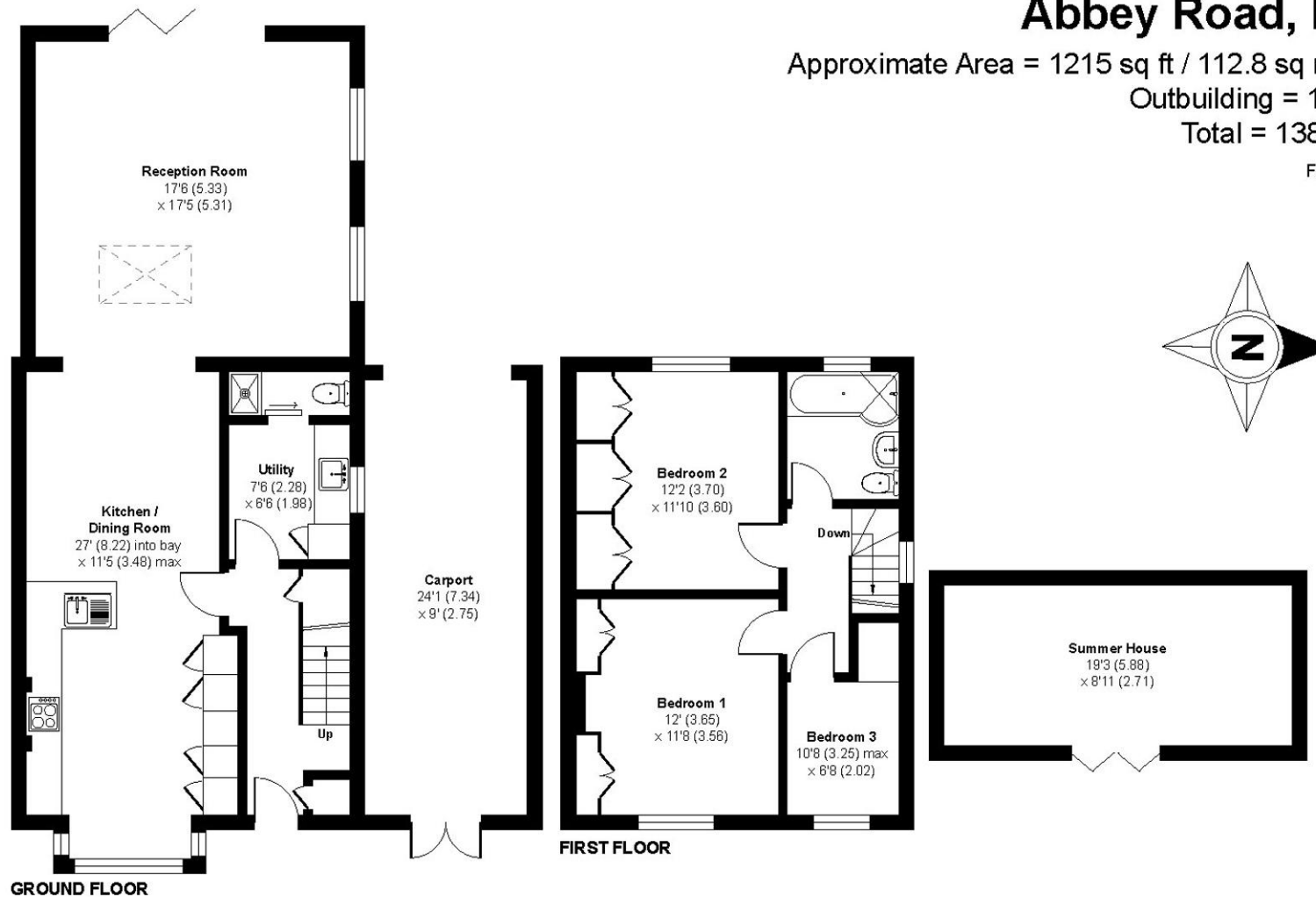
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Approximate Area = 1215 sq ft / 112.8 sq m(excludes carport)

Outbuilding = 172 sq ft / 15.9 sq m

Total = 1387 sq ft / 128.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Leese & Nagle. REF: 1334176 - BROCHURE

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