



MAGGS
& ALLEN

, 21 KINGS AVENUE
BISHOPSTON, BRISTOL, BS7 8JL
Asking Price £875,000

A substantial six bedroom family home with a tandem garage and driveway located on Kings Avenue in a popular part of Bishopston and within the Redland Green School APR. Modernisation is required internally.

Property Details

The ground floor comprises a hallway, cloakroom, open plan living/dining room, kitchen, and utility room with oil fired boiler. On the first floor there are four bedrooms, a bathroom, and separate cloakroom, with a further two bedrooms, study, and shower room on the second floor.

To the rear is a beautiful mature private garden with fishponds, a greenhouse and shed. The garden is mainly laid with lawn with mature shrubs & trees, and areas for seating and alfresco dining. The property is offered with No Onward Chain.

Likely to command strong interest due to its prime location, an early inspection is highly recommended.

Location

Bishopston is one of Bristol's best-known and popular areas, and it really is no surprise why.

The community spirit in Bishopston is palpable, with a diverse population that values inclusivity and a strong sense of local identity. Residents actively engage in neighbourhood events and initiatives, creating a warm and welcoming environment for everyone.

One of the standout features of Bishopston is its tree-lined streets, dotted with an array of independent shops, boutiques, and cafes. Gloucester Road, often referred to as the longest independent shopping street in the UK, boasts a diverse range of local businesses - from quirky bookstores to artisan bakeries, there's always something new to explore.

Bishopston is also home to an abundance of green spaces, providing a welcome escape from the hustle and bustle of city life. Whether you're enjoying a picnic in St. Andrews Park or taking a leisurely stroll through Horfield Common.

For families, Bishopston offers excellent schools such as Bishop Road Primary, and a range of family-friendly activities.

Local Schools

Redland Green School approx. 0.66km

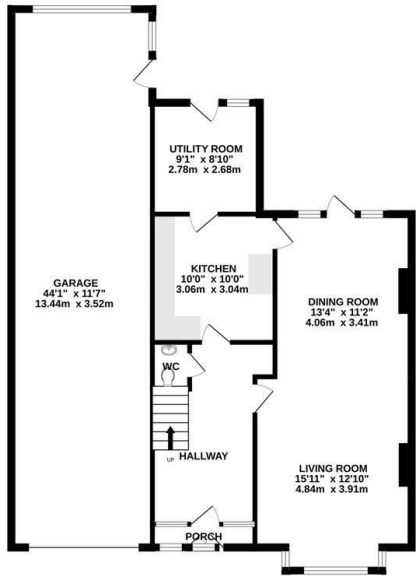
St Bonaventure's Catholic Primary School approx. 0.26km

Henleaze Infant School approx. 0.58km Junior School approx. 0.52km

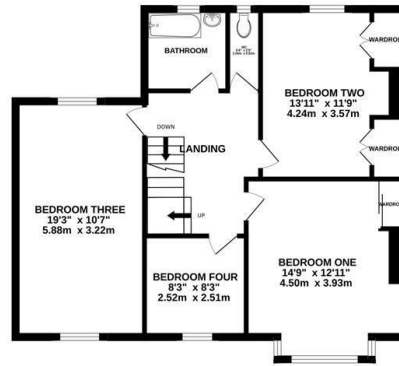
Bishop Road Primary School approx. 0.55km



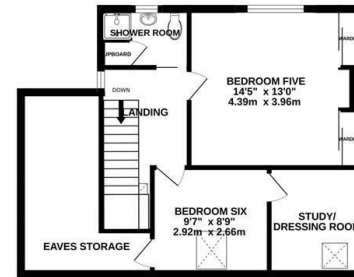
GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
780 sq.ft. (72.5 sq.m.) approx.



2ND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



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TOTAL FLOOR AREA : 2010 sq.ft. (186.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- A large family home measuring approx 2010 sq.ft
- In an extremely popular location with good schools in proximity
- Six bedrooms
- Dual aspect, open-plan lounge/diner
- Tandem garage and driveway
- Sizeable rear garden
- In need of refurbishment and modernising
- No onward chain

Guide Price: £875,000

Tenure: Freehold

Council Tax Band: E

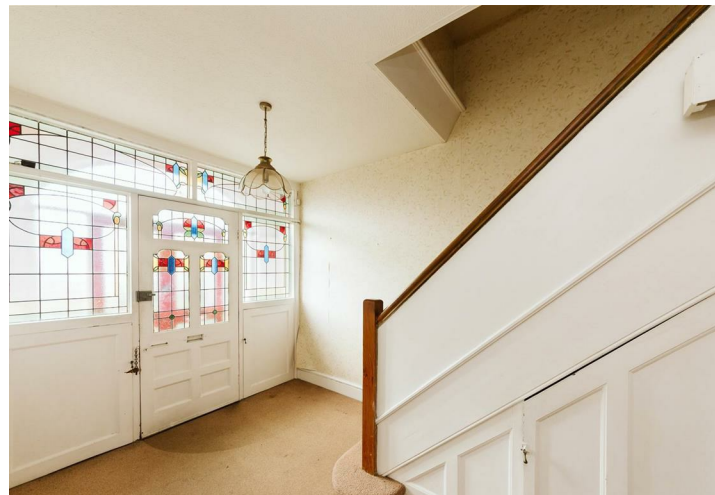
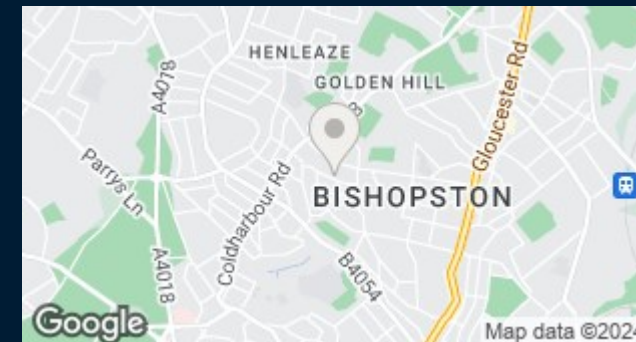
EPC Rating: F

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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