



MAGGS
& ALLEN

22 TIMSBURY ROAD
BEDMINSTER, BRISTOL, BS3 5JQ
Asking Price £385,000

A superbly well-presented three-bedroom semi-detached property with a large, south-facing garden and off-street parking.

Property Details

Entered via small hallway with fully glazed door, you will be greeted by a comfortably sized reception room that has been decorated tastefully, features built in storage in the recesses and is fitted with hard wood effect flooring. The kitchen is sat adjacent, and is fully fitted with a range of modern base and wall-mounted units, and integrated hob. The kitchen also offers a view over the rear garden. A ground floor WC and under stairs storage space complete this level.

The first floor features the three bedrooms: a large master bedroom with refurbished exposed original floorboards; second bedroom currently used as a home office and with exposed floorboards; and finally the third bedroom featuring built-in storage and an ideal guest room. Completing this floor is the bathroom, fitted with three-piece suite including shower-over-bath. We understand the loft space, accessible from the landing, is partially boarded.

Externally to the rear is a fabulous private garden, split across a large lawn and a sizeable patio area. This benefits from a south-facing aspect and side access and is a real highlight of the property. To the front is off-street parking for two cars. The property has been well maintained and is double glazed throughout.

Vendor's Comments

"We love our south facing garden which gets sun all day. The location has been ideal for us, just a 10 minute walk from beautiful Victoria Park, close to North Street with plenty of places to eat, drink and shop, and a 30 minute walk into town. There's a bus stop around the corner with frequent buses into town and up to Gloucester Road and a train station nearby.

"We've loved living here and hope the new owners do too!"

Schools

Oasis Academy Marksbury Road - Distance: 0.12 miles

Victoria Park Primary School - Distance: 0.27 miles

Knowle Park Primary School - Distance: 0.61 miles

Oasis Academy Temple Quarter - Distance: 0.8 miles

St Mary Redcliffe and Temple School - Distance: 0.92 miles

Ashton Park School - Distance: 1.87 miles

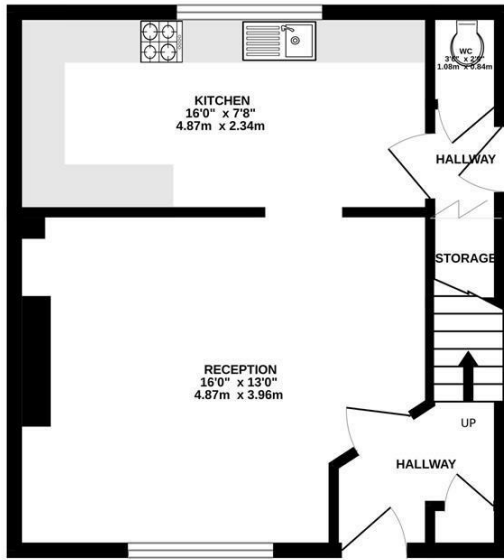
Location

Whether you're in the mood for relaxing park strolls, coffee breaks, or some shopping, Bedminster has it all. Featuring some of Bristol's finest eateries, bars, cafes, and shops, it is located along the bustling North Street and is a favourite among young professionals and families seeking character-filled homes and a vibrant community. Families will find numerous primary and secondary schools, including Ashton Gate Primary School, Southville Primary School, and Ashton Park School nearby.

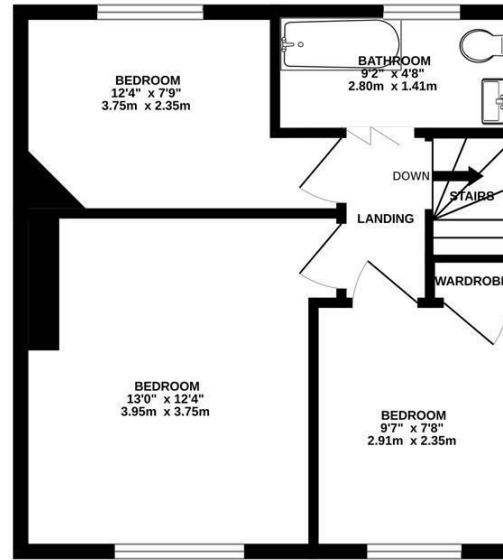
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 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 not 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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- Three-bedroom semi-detached property
- Large, south-facing garden split across lawn and patio
- Contemporary décor throughout
- Off-street parking
- Side access
- Ground floor WC
- In the popular location of Bedminster

Guide Price: £385,000

Tenure: Freehold

Council Tax Band: B

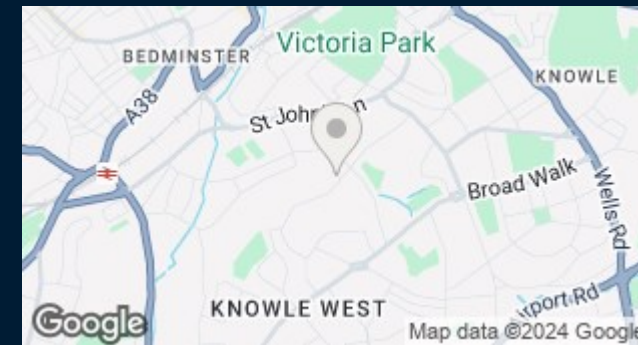
EPC Rating: C

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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