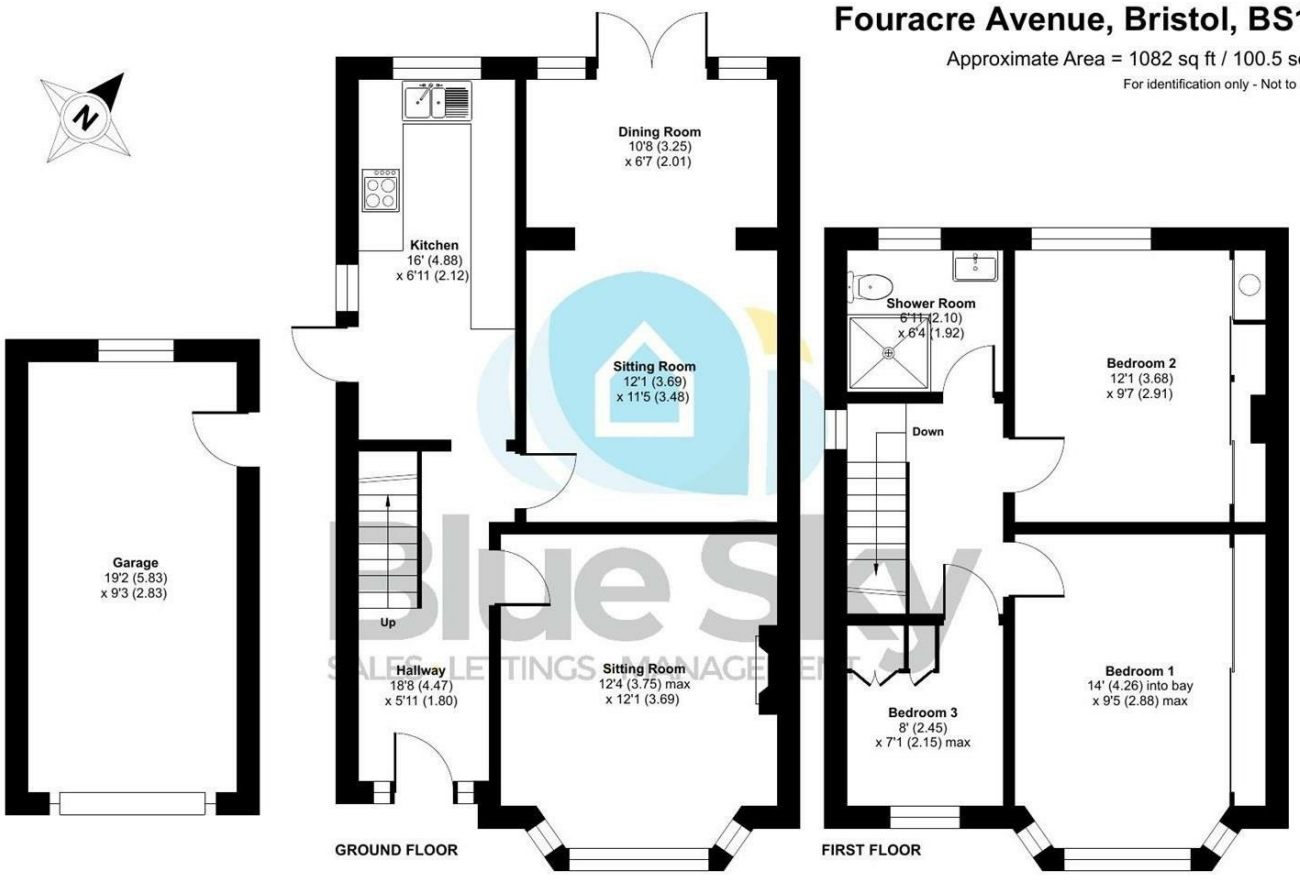
Blue Sky
SALES • LETTINGS • MANAGEMENT

30 Four Acre Avenue, Bristol, BS16 6PD

Offers In Excess Of £400,000





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1530914

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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



3 1 3 D

Council Tax Band: D | Property Tenure: Freehold

Located in the desirable area of Downend and situated on a corner plot, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are greeted by three spacious reception areas, ideal for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, providing ample space for family living. The property boasts three well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. The shower room is conveniently located, catering to the needs of the household. Outside, the front and rear gardens provide delightful outdoor spaces for gardening enthusiasts or those who simply wish to enjoy the fresh air. The rear garden is particularly inviting, offering a private retreat for summer barbecues or quiet evenings under the stars. Additionally, the property includes a garage, providing secure storage for vehicles or additional belongings. This semi-detached house is not only a wonderful family home but also a fantastic opportunity for those looking to settle in a sought-after location in Bristol. With its appealing features and inviting atmosphere, this property is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your new home.





Entrance Hall
18'8 x 5'11 (5.69m x 1.80m)
uPVC double glazed door with full length glazed panels to front, uPVC double glazed window to side, cupboard housing consumer unit and meters, radiator, wood effect flooring, stairs to first floor, under stairs shelving unit, stop tap.

Lounge
12'4 max x 12'1 (3.76m max x 3.68m)
uPVC double glazed window to front, gas fire (capped off) radiator.

Sitting Room
12'1 x 11'5 (3.68m x 3.48m)
Electric fire, leading to dining room.

Dining Room
10'8 x 6'7 (3.25m x 2.01m)
uPVC double glazed patio doors to rear, radiator, wood effect flooring.

Kitchen
16' x 6'11 (4.88m x 2.11m)
uPVC double glazed window to rear, uPVC obscured double glazed patio door to side, wood effect flooring, radiator, wall and base units with work tops over, integrated dishwasher, space for washing machine, gas hob, electric oven, extractor fan, serving hatch to dining area with glazed doors, ceramic one and a half bowl sink and drainer with mixer tap, tiled splash backs.

First Floor Landing
Loft hatch to loft, part boarded, light. uPVC obscured glazed window to side.

Bedroom Three
8' x 7'1 max (2.44m x 2.16m max)
uPVC double glazed window to front, built-in wardrobe, radiator.

Bedroom One
14' into bay x 9'5 max (4.27m into bay x 2.87m max)
uPVC double glazed window to front, radiator, built-in wardrobe with sliding doors.

Bedroom Two
12'1 x 9'7 (3.68m x 2.92m)
uPVC double glazed window to rear, built-in wardrobe with sliding doors housing boiler, radiator.

Shower Room
6'11 x 6'4 (2.11m x 1.93m)
Obscured uPVC double glazed window to rear, walk in shower with mains shower, low level W.C, vanity wash hand basin with mixer tap, wood effect flooring.

Garage
19'2 x 9'3 (5.84m x 2.82m)
Up and over door.

Driveway Parking
Driveway parking in front of the garage.

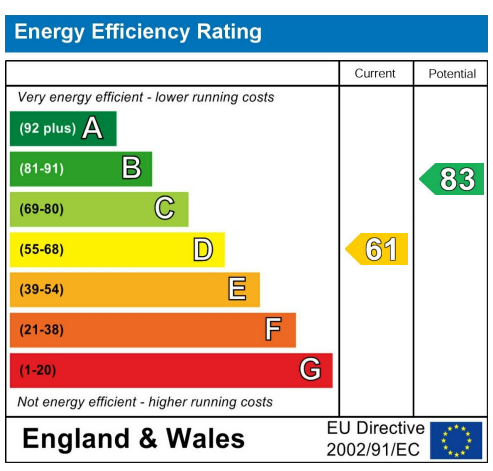
Front Garden
Lawn area, established plants.

Rear Garden
Patio area, lawn area, hard standing to rear of garage.

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









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