

Connells

Bishport Avenue
Bristol

# Bishport Avenue
# Bristol BS13 9EH

for sale offers over
**£260,000**








## Property Description

An attractive three-bedroom end of terrace home, ideally suited to first-time buyers, couples or investors. The property offers well-proportioned accommodation, a modern fitted kitchen, generous rear garden, useful outbuilding and off-road parking.

The ground floor comprises a welcoming entrance hall leading into a spacious living room, offering a comfortable and bright reception space. To the rear is a modern fitted kitchen, providing a good range of wall and base units and ample worktop space. The kitchen also gives access to the rear garden.

Upstairs, there are three well-proportioned bedrooms, including a generous main bedroom, together with a family bathroom.

Externally, the property benefits from a particularly good-sized rear garden, providing plenty of space for outdoor entertaining, relaxing or gardening. There is also a useful outbuilding, ideal for storage or additional practical space. To the front, the property benefits from off-road parking.

Bishport Avenue is situated within the BS13 area of Bristol, offering convenient access to a range of everyday amenities, local shops, schools and public transport links. The property is also well placed for access into Bristol and surrounding areas, making it an excellent choice for those looking to take their first step onto the property ladder.

With its combination of spacious accommodation, useful outside space, parking and convenient location, this is an ideal opportunity for a first-time buyers

### Living Room
13' 5" x 12' 9" ( 4.09m x 3.89m )

### Kitchen Diner
19' 8" x 9' 7" ( 5.99m x 2.92m )

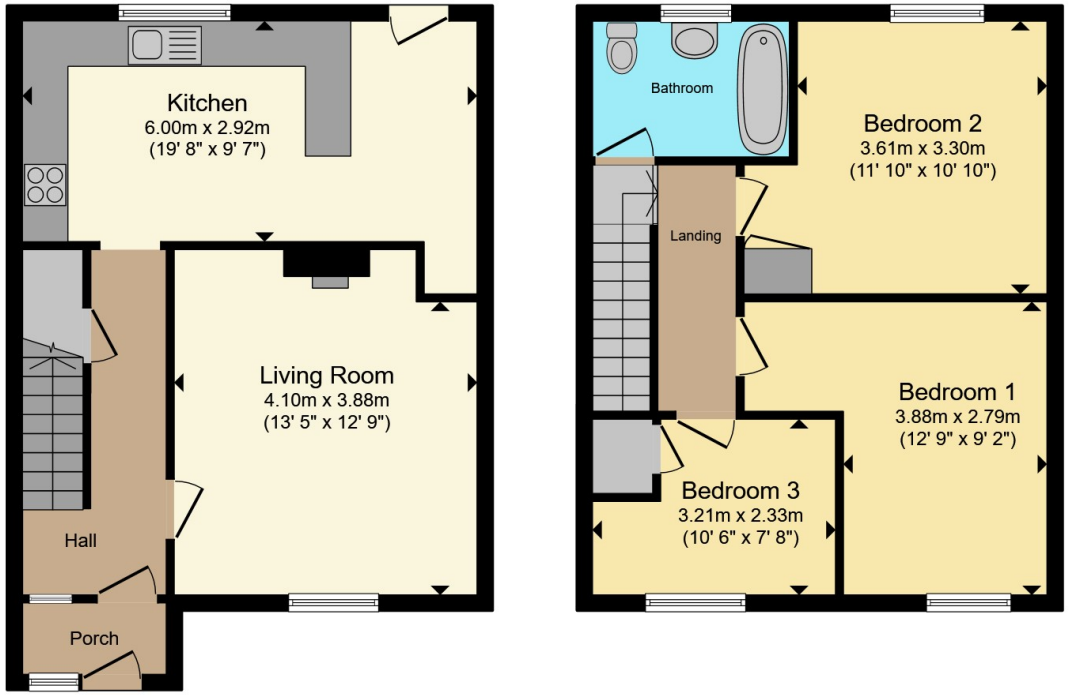
### Bedroom One
12' 9" Max x 9' 2" ( 3.89m Max x 2.79m )

### Bedroom Two
11' x 10' 10" ( 3.35m x 3.30m )

### Bedroom Three
10' 6" x 7' 8" ( 3.20m x 2.34m )








**Ground Floor** **First Floor**





Total floor area 93.1 m² (1,002 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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243 North Street Southville
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EPC Rating: C

Council Tax Band: B

**view this property online connells.co.uk/Property/BMR312914**

Tenure: Freehold

The Property Ombudsman

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