



27 Collins Avenue, Little Stoke, Bristol, BS34 6JZ

**GUIDE PRICE £300,000**

**GOODCHILD**  
ESTATE AGENTS

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## PROPERTY OVERVIEW

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Occupying a generous corner plot in a popular residential position, this re-bricked Cornish home offers approximately 1,222 sq ft (113.5 sq m) of versatile accommodation, together with an exceptional 35'6" garage/workshop, ample off-street parking and a particularly generous rear garden.

Having been cherished by the current owner for many years, this spacious family home is now ready for its next chapter. Requiring modernisation throughout, it presents an increasingly rare opportunity to create a wonderful long-term home tailored to individual tastes and requirements. Occupying a generous plot with a particularly large rear garden, the property offers excellent potential to extend and enhance the existing accommodation, subject to the necessary planning consents, making it an exciting prospect for growing families and those looking to add value.

The accommodation briefly comprises a welcoming entrance hall, a spacious 19'11" sitting room, separate breakfast room, fitted kitchen, ground floor cloakroom and an outstanding 35'6" garage/workshop, providing exceptional storage together with excellent potential for hobbies, a home gym or workshop.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a comfortable single, all served by a family shower room.

Externally, the property enjoys a particularly generous rear garden, offering an excellent balance of patio and lawn, creating the perfect space for family life, entertaining or keen gardeners. To the front, a private driveway provides off-street parking and leads directly to the substantial garage/workshop.

The property has undergone an approved PRC repair and we hold a copy of the PRC Certificate, which will be made available to prospective purchasers. Conveniently located within Little Stoke, the property enjoys easy access to local schools, shops and everyday amenities, whilst Bristol Parkway, Cribbs Causeway and the M4/M5 motorway network are all within easy reach, making it an excellent choice for both families and commuters.

A fantastic opportunity to acquire a spacious family home with enormous potential in a well-established and highly convenient location.

### Location

Little Stoke is a well-established and popular residential area, particularly favoured by families and commuters thanks to its excellent transport links and convenient access to everyday amenities. Local schools, shops and parks are all within easy reach, whilst Bristol Parkway railway station, Cribbs Causeway and the M4/M5 motorway network are just a short drive away, making it an ideal location for those travelling into Bristol, London and beyond.

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# KEY DETAILS

- Re-Bricked Cornish Home (Approx. 1,222 sq ft 113.5 sq m)
- Approved PRC Repair – Copy Of PRC Certificate Available
- 3 Bedrooms
- Exceptional 35'6" Garage/Workshop
- Private Driveway Providing Off-Street Parking
- No Onward Chain

Guide Price: £300,000

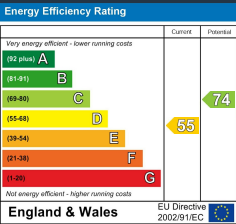
Tenure: Freehold

Council Tax Band: B

Local Authority: Bristol City Council

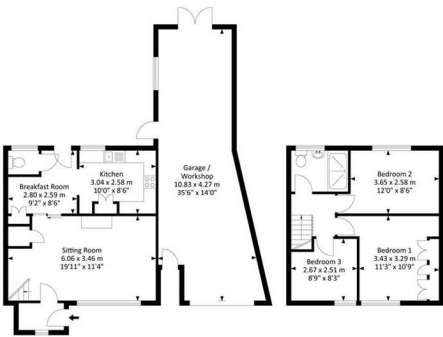
Vendors Onward Position:

No Onward Chain



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Collins Avenue, Bristol, BS346JZ  
Approx. Area 1221.80 Sq.Ft - 113.50 Sq.M



Ground Floor

First Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor plan produced by Energy Plus.



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