Eveleighs

info@eveleighs.com
www.eveleighs.com









9 Roundmoor Gardens, Bristol, BS14 8AW

£265,000

This three-bedroom semi-detached house is offered **for sale** in a popular residential area of Bristol, well placed for local amenities, schools and green spaces.

The property comprises an entrance hall leading to a sitting/dining room with direct access to the rear garden, and a separate kitchen. Upstairs are three bedrooms, two doubles and one single, together with a large family bathroom. The home benefits from gas central heating and double glazing. To the rear is a tiered, landscaped garden, providing defined areas for seating and play, with a pleasant outlook to the front.

The location is convenient for families and first-time buyers, with nearby schools serving the local community, and access to local woods and a nature reserve offering walking routes and outdoor recreation. Local shops, services and cafés are available within a short drive, with a broader selection of amenities in central Bristol.

Public transport links connect the area with Bristol city centre and surrounding districts. Nearby bus services provide routes into the city, with typical journey times of around 25–35 minutes depending on traffic.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

01275 409088

Entrance Hall

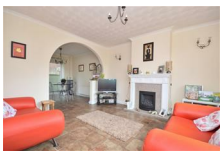


First Floor Landing



Sitting / Dining Room





Bedroom One




Kitchen



Bedroom Two



Bedroom Three



Outlook



Bathroom



Front Garden



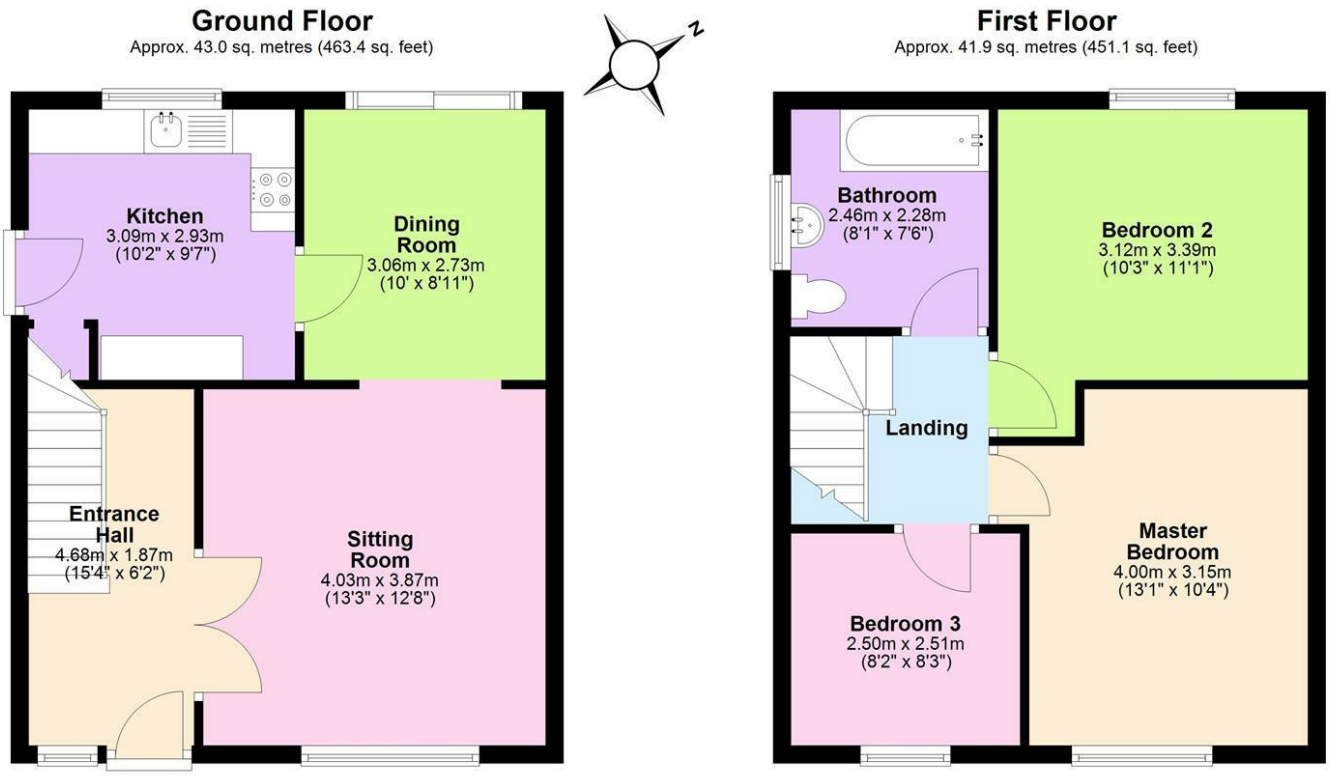
Outside



Agent Note

Please note the construction of this property is a Laing Easi Form post 1950's. Your mortgage lender will need to be informed of this. If you have any queries regarding this please do ask one of our agents.

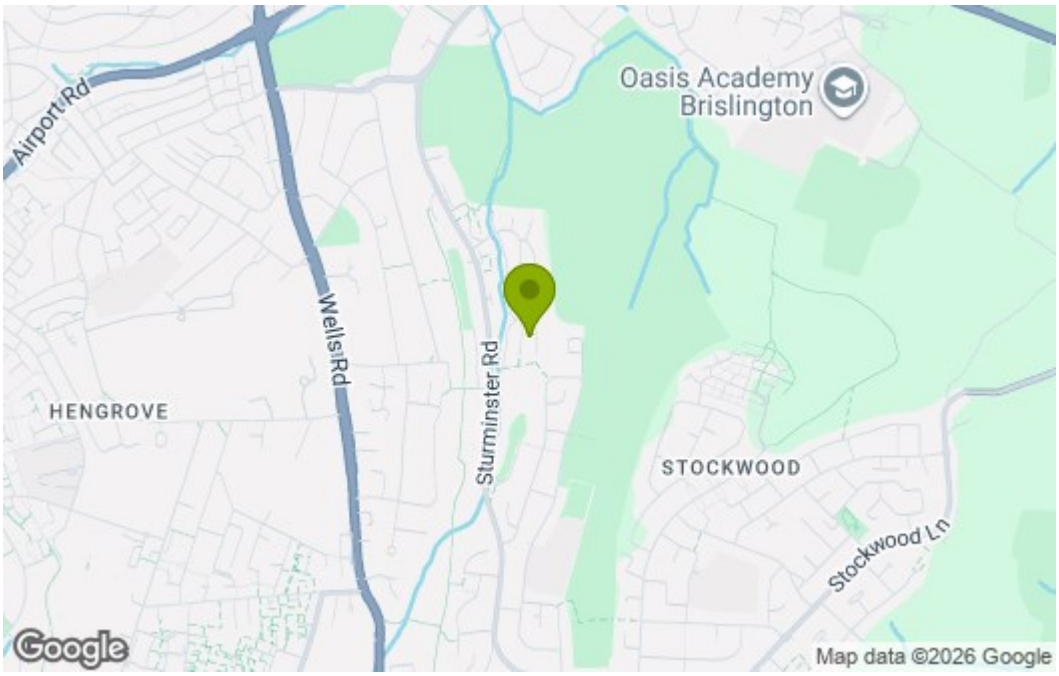
Floor Plan



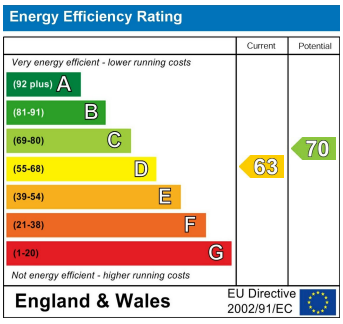
Total area: approx. 85.0 sq. metres (914.4 sq. feet)

9 Roundmoor Gardens, Bristol

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.