



105 Grimsbury Road, Bristol, BS15 9YS

Offers Over £300,000

Nestled on the charming Grimsbury Road in Bristol, this well-presented mid-terrace house offers a delightful blend of comfort and convenience. With three spacious bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

The property boasts a generous basement, which presents an excellent opportunity for additional storage or even a creative space tailored to your needs. The well-appointed bathroom ensures that daily routines are both practical and pleasant.

One of the standout features of this home is the off-street parking, and garage a rare find in urban settings. This added convenience allows for easy access and peace of mind.

Located in a vibrant area of Bristol, residents will enjoy the benefits of local amenities, schools, and parks, all within easy reach. This property is not just a house; it is a place where memories can be made and cherished. Whether you are looking to settle down or invest, this terraced home on Grimsbury Road is a wonderful opportunity that should not be missed.

Composite door leading to porch.

Porch

Wooden effect flooring, space for storing shoes and hanging coats, door leading to sitting room.

Sitting Room

14'9" x 16'9" (4.52 x 5.13)



uPVC double glazed window to front aspect, double radiator, wooden effect flooring, stairs rising to first floor, door leading to basement, internal doors leading to kitchen/breakfast room.

Kitchen/Breakfast Room

9'10" x 16'9" (3.00 x 5.13)



Two uPVC double glazed window to rear aspect, uPVC double glazed French doors leading to rear garden, fitted kitchen with a range of wall and base units with work surface over, integrated oven, integrated microwave, integrated electric hob, extractor fan, space for washing machine, space for an American fridge freezer, integrated dishwasher, spotlights, space for dining table, double radiator.

Basement

58'0" x 43'3" (17.7 x 13.2)

Power and lighting.

Landing

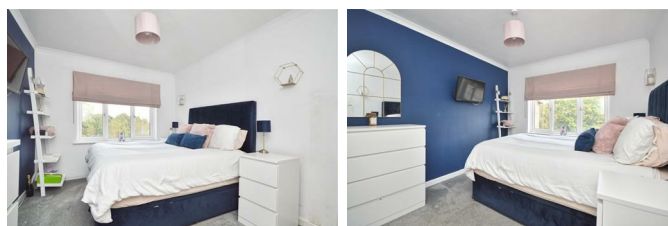
8'7" x 6'7" (2.62 x 2.02)



Loft access.

Master Bedroom

12'11" x 9'10" (3.94 x 3.01)



uPVC double glazed window to front aspect, single radiator, space for fitted wardrobes.

Bedroom Two

11'6" x 9'10" (3.52 x 3.02)



uPVC double glazed window to rear aspect, double radiator, space for fitted wardrobes.

Bedroom Three

8'11" x 6'5" (2.73 x 1.96)



uPVC double glazed window to front aspect, single radiator, space for fitted wardrobes.

Bathroom

6'9" 6'7" (2.07 2.02)



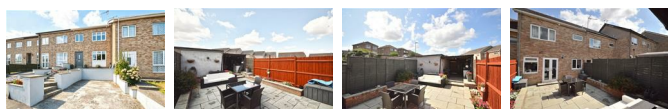
uPVC double glazed opaque window to rear aspect, L shape fitted bath with rainfall shower over, pedestal wash hand basin with mixer taps, closed coupled WC.

Garage

16'4" x 8'10" (5.00 x 2.70)

Metal up and over door, power and lighting.

Outside



Front : Driveway providing off street parking, pathway leading to front door.

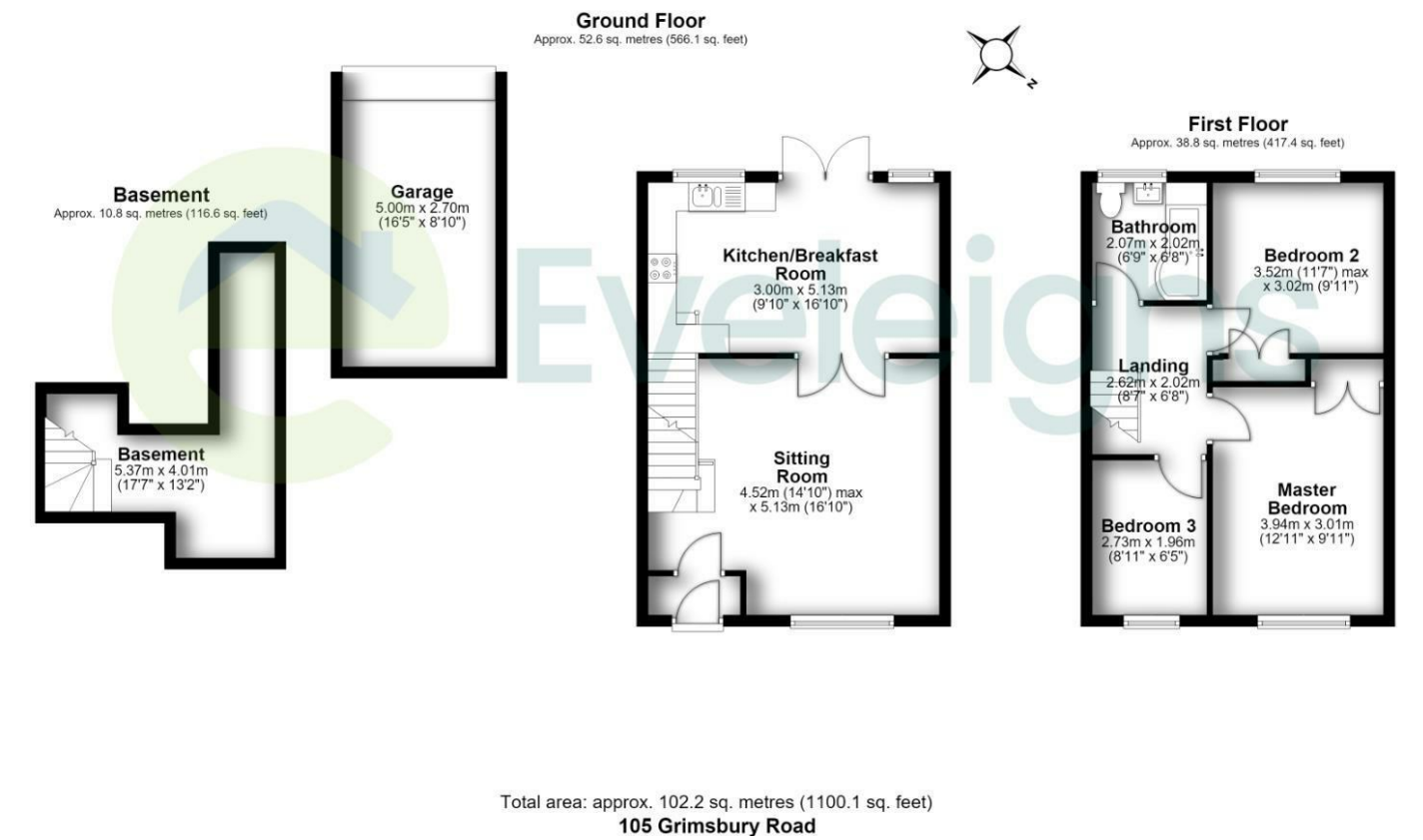
Rear : Patio area, raised borders with a selection of flowers and shrubs, hard standing area, wooden pedestrian gate.

Directions

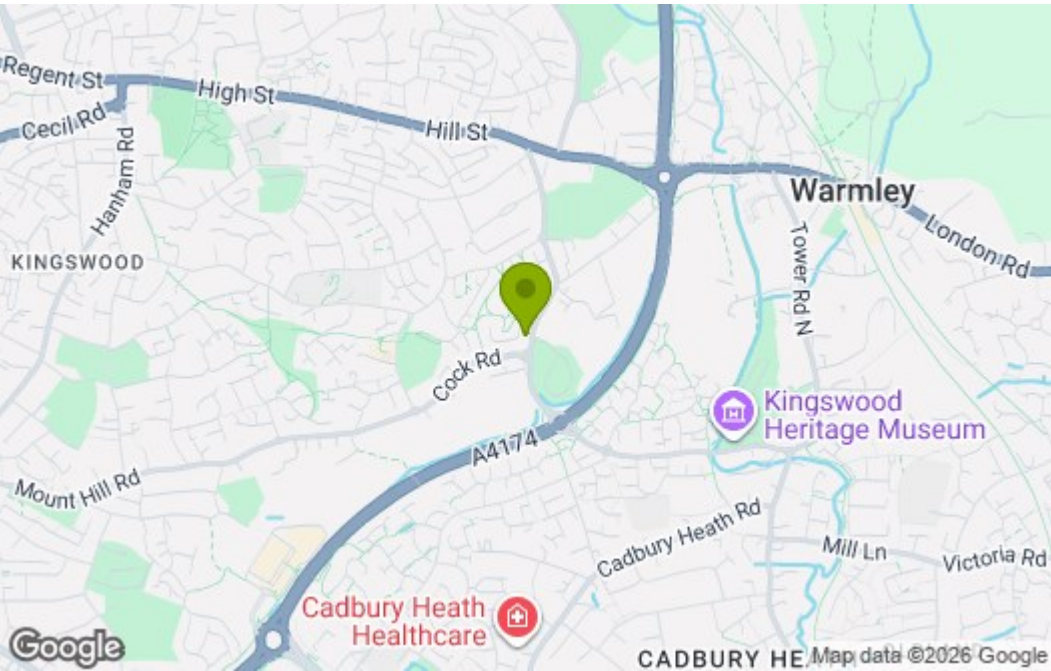
SAT NAV

BS!5 9YS

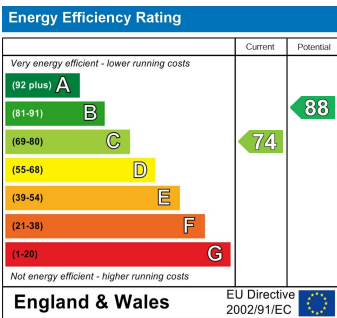
Floor Plan



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.