



Not for marketing purposes INTERNAL USE ONLY

Broadfield Avenue
Bristol



Property Description

Connells are delighted to present this beautifully maintained one bedroom ground floor apartment, ideally situated on Broadfield Avenue. Offering well-proportioned accommodation throughout, the property presents an excellent opportunity for first-time buyers, downsizers and investors alike.

The accommodation comprises an entrance porch, a spacious and inviting lounge, a well-appointed fitted kitchen, a bathroom and a generous double bedroom. Further benefits include practical understairs storage and an attractive standard of presentation throughout.

Externally, the property enjoys a private enclosed rear garden, thoughtfully arranged with a paved seating area, established planting and space for outdoor entertaining. A rear gate provides pedestrian access onto a private lane, where the property also benefits from off-street parking.

Conveniently positioned for local amenities, shops and transport connections, this attractive apartment offers an excellent combination of comfortable accommodation, private outdoor space and practical parking facilities. Early viewing is highly recommended.

Entrance Porch

Accessed via the main entrance, the porch provides a welcoming introduction to the property, with a further door opening into the spacious lounge.

Lounge

13' 4" x 11' 9" (4.06m x 3.58m)

A beautifully presented and spacious lounge featuring French patio doors opening directly onto the private rear garden, allowing plenty of natural light to fill the room. The lounge also benefits from built-in cabinets, providing practical storage while complementing the overall living space.

Kitchen

12' 7" x 6' (3.84m x 1.83m)

A well-appointed fitted kitchen featuring a range of wall and base units with complementary work surfaces, offering practical preparation and storage space. With room for essential appliances, a side-facing window providing natural light and access through to the bathroom.

Bathroom

5' 10" x 5' 10" (1.78m x 1.78m)

A well-presented bathroom comprising a three-piece suite including a panelled bath, wash hand basin and low-level WC. A rear-facing window provides natural light and ventilation.

Bedroom

11' 7" x 9' 11" (3.53m x 3.02m)

A well-proportioned double bedroom benefiting from a full-length built-in wardrobe, offering excellent storage space while maintaining plenty of room for additional bedroom furniture. A bright and comfortable room with a practical layout.

Understairs Storage

A useful and practical storage area accessed from the lounge, providing valuable additional space for household essentials and helping to maximise the available living accommodation.

Front Of Property

The property forms part of an attractive traditional stone-fronted Victorian-style terrace, featuring characterful architectural detailing and contrasting stone window surrounds. Set behind a low-level boundary wall, the property benefits from its own entrance porch, providing a welcoming approach and retaining the charm of the original building.

Rear Parking

Situated to the rear of the property and accessed via a private lane, the off-street parking provides a practical and convenient addition to the accommodation. Pedestrian access from the rear garden allows easy movement between the property and parking area.

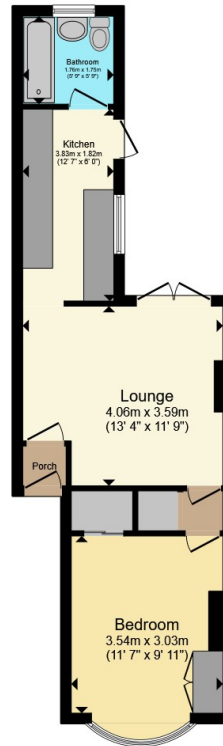
Rear Garden

A delightful private and enclosed rear garden, thoughtfully arranged to provide an attractive and low-maintenance outdoor space. Predominantly laid to paving, the garden offers an excellent seating and entertaining area, complemented by raised planting beds, established shrubs and timber fencing providing privacy. The garden extends beyond the area immediately visible in the photograph, offering further outdoor space

towards the rear boundary. A pedestrian gate provides convenient access onto a private rear lane, where off-street parking is available.







Total floor area 39.5 m² (425 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



To view this property please contact Connells on

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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Property Ref: KWD311862 - 0003