

Connells

Sandbach Road
Bristol

Sandbach Road
Bristol BS4 3RZ

for sale
£425,000







Property Description

This beautifully presented end-of-terrace home offers modern living in a sought-after BS4 location. Designed with both comfort and practicality in mind, it features an open-plan kitchen diner with a central island — perfect for entertaining — and bifold doors that open directly onto the garden, creating a seamless indoor-outdoor flow.

The property boasts two well-proportioned bedrooms, an upstairs bathroom, and the convenience of a downstairs toilet. Light-filled and thoughtfully laid out, the home provides a welcoming space for both everyday living and hosting guests.

Outside, the garden offers a private retreat for relaxing, dining, or enjoying sunny afternoons. Positioned at the end of the terrace, this home benefits from extra privacy while being close to local amenities, schools, and excellent transport links into Bristol city centre.

A fantastic opportunity for first-time buyers, downsizers, or investors — this Sandbach Road gem is ready to move into and enjoy.

- Have a look at our 360 matterport for a virtual tour of the property to see what it has to offer.

Please note than an AML fee is chargeable to the buyer once an offer has is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Hallway

Engineered wood flooring throughout with a door to the kitchen at the other end

Downstairs W. C

Tiled flooring with a heated towel rail, sink over the toilet and neutrally designed

Open Plan Kitchen/Diner

15' 9" max x 11' 8" max (4.80m max x 3.56m max)

Kitchen with island in the middle, engineered wood flooring throughout and bifold doors on extension to rear. Built in appliances in the kitchen with dishwasher, fridge freezer, wine fridge integrated etc.

Living Room

12' max x 10' 3" max (3.66m max x 3.12m max)

Bay fronted living room space with engineered wood flooring, fireplace with recently installed log burner, neutrally presented

First Floor

Landing

Bedroom 1

12' 10" x 12' 2" (3.91m x 3.71m)

Neutrally presented, carpeted, built in storage cupboards, front facing.

Bedroom 2

11' 10" x 9' 10" (3.61m x 3.00m)

Neutrally presented, carpeted, overlooking rear garden

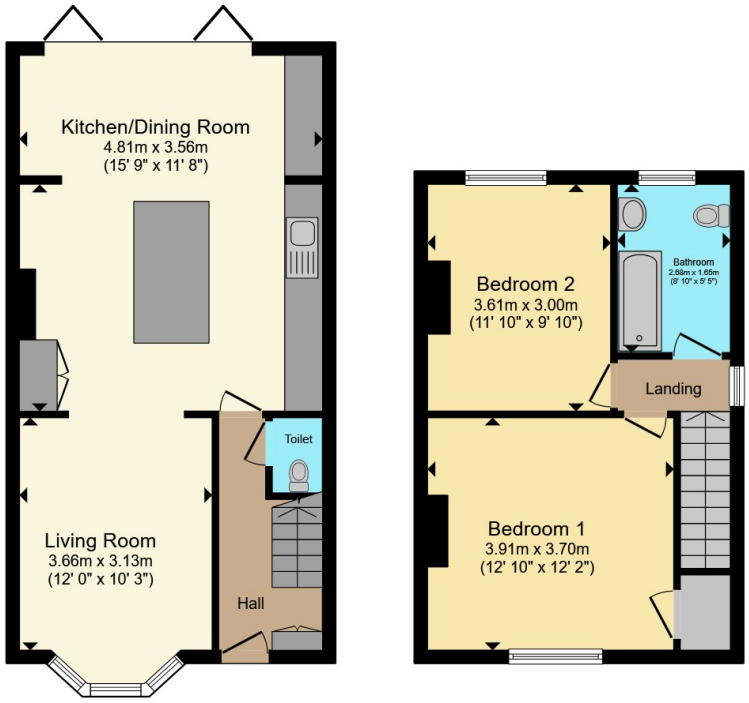
Family Bathroom

8' 10" x 5' 5" (2.69m x 1.65m)

Shower over the rectangular bath, black framed panel surround, toilet, sink, alcove in the shower for storage, tiled and underfloor heated flooring and window facing over the garden to the rear







Ground Floor **First Floor**





Total floor area 81.9 m² (882 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

Connells

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EPC Rating: D

Council Tax Band: B

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Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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