

MAGGS & ALLEN

67 SION ROAD

BEDMINSTER, BRISTOL, BS3 3BD

£465,000

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£465,000

A beautifully-presented, modern family home conveniently situated in Bedminster. Modernised by the current owners, the property boasts three double bedrooms, an integral garage, a sunny rear garden and ample reception space.

Vendor's Comments

"I initially bought property during COVID and shared with a housemate. Wife and dog have since joined me. It's been good under both circumstances. The local area has everything we've needed as situated minutes from North, East and West Street. We have also enjoyed using the local bark park and having easy access to the airport through the flyer that stops nearby.

The property is large and has given us very little bother with respect to maintenance. We've both been able to work from home and hold gatherings using the kitchen and garden area. Having space for a home gym and projector this size has also made me very happy."

Ground Floor

Upon entry, you are greeted by a welcoming entrance hall with wood-effect flooring throughout providing access to the integral garage, ground floor WC, a handy storage cupboard and staircase.

A few steps lead down to a spacious kitchen/diner with French doors providing level access to the garden. The kitchen itself is newly-fitted, and comprises a range of base and wall-mounted units with sleek, matte fronts and quartz worktops. Integrated appliances include a fridge/freezer, dishwasher, electric oven, electric hob with extractor and microwave. Further space is available for a washing machine.

First Floor

Ascending to the first floor landing, you will find a generous, full-width reception room with jute style flooring and a large window overlooking the garden.

Adjacent sits a well-sized double bedroom with access to an en-suite shower room - making it an ideal main bedroom. The ensuite comprises a sink, toilet and shower cubicle, with an obscured window allowing for an abundance of natural light to flood the space throughout the day.

Second Floor

The second floor encompasses a further two large double bedrooms, as well as a family bathroom.

Both bedrooms offer flexible spaces, with space for king-sized beds, wardrobes and home offices if desired.

Completing the accommodation is a contemporary three-piece bathroom comprising a toilet, sink and bath with shower over.







Externally

From Sion Road, access to the garage is available via an up-and-over door with a dropped kerb to the front. Utilised by the current owners as a home gym and storage/utility space, the garage could also be used to house a car.

The rear garden is a well-sized, private space which is laid to stone chippings throughout, with a range of seating and entertaining areas bordered by mature plants and trees. From here, side access is available to the front of the house.

Location

Bedminster is a historic district located just south of central Bristol. Once an independent industrial town, it became part of the city in the 19th century and still retains much of its distinctive character. The area blends old terraced houses and converted warehouses with modern apartment developments, giving it a lively urban feel. North Street, Bedminster's main thoroughfare, is known for its independent shops, cafés, and vibrant street art, including works from Bristol's famous graffiti scene. With its close proximity to the city centre, strong community spirit, and regular cultural events like the Bedminster Winter Lantern Parade, the area attracts a diverse mix of residents and visitors alike.

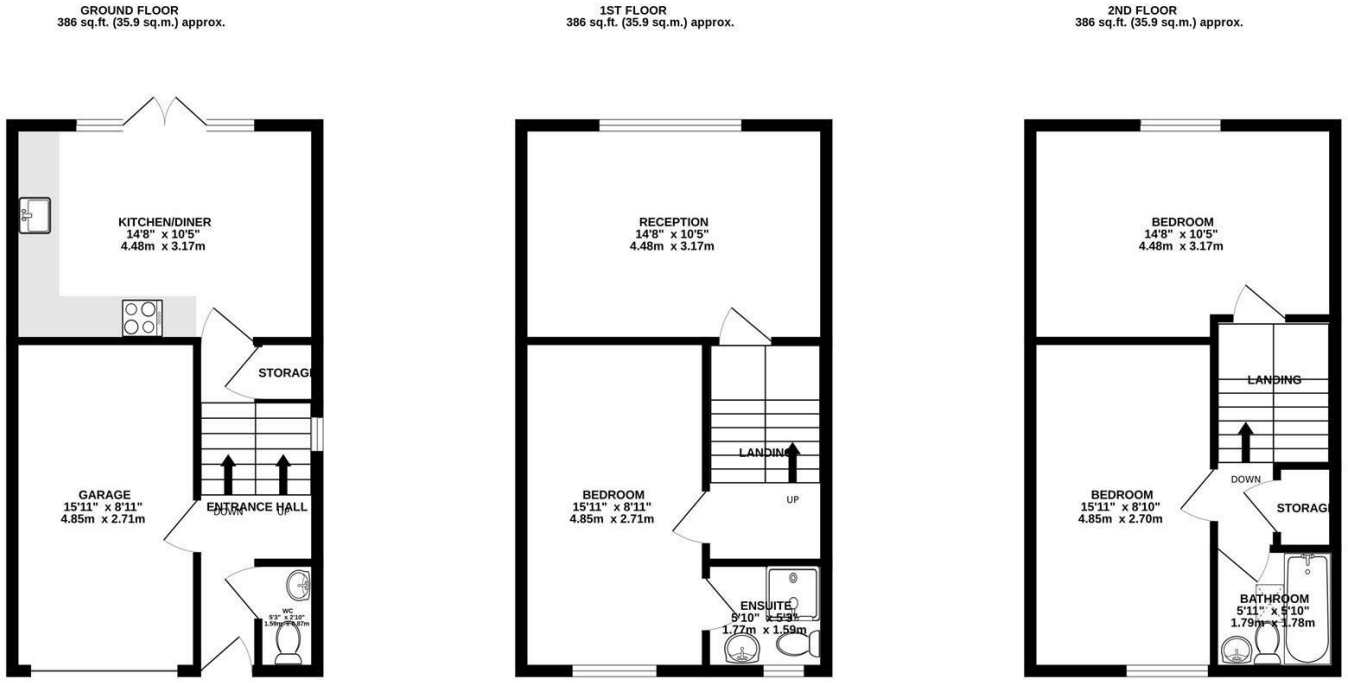
Schools

Compass Point Primary School - 0.13 miles
Southville Primary School - 0.25 miles
Holy Cross RC Primary School - 0.3 miles
Luckwell Primary School - 0.39 miles
Ashton Gate Primary School - 0.49 miles









TOTAL FLOOR AREA : 1159 sq.ft. (107.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- A beautifully-presented, modern family home
- End of terrace with side access
- Three generous double bedrooms
- Newly-fitted kitchen/diner with French doors to the garden
- Full-width lounge with elevated views of the garden
- Contemporary family bathroom, en-suite and ground floor WC
- Integral garage with a dropped kerb to the front
- Private, low-maintenance rear garden
- Conveniently positioned close to Bedminster's local schools, shops and amenities

Guide Price: £465,000

Tenure: Freehold

Council Tax Band: B

EPC Rating:

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

MAGGS & ALLEN















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