



46 Upjohn Crescent, Bristol, BS13 0NG

£273,500

This three-bedroom end of terrace house is offered for sale in Bristol, providing a neutrally decorated interior and practical accommodation suited to first-time buyers and families. The property features an open-plan modern kitchen/diner with good natural light and direct access to a south-westerly facing garden, offering a pleasant space for everyday living and dining. There is a separate reception room, three bedrooms (two doubles and one single), and a bathroom. The home benefits from gas central heating and uPVC double glazing, and has an EPC rating of D and Council Tax band A. Externally, there is a good-size driveway and carport, providing convenient off-street parking.

The property is situated in a residential area of south Bristol, within reach of local amenities including shops, cafés and everyday services. There are nearby schools, making this location practical for families. Green spaces and nearby parks provide opportunities for leisure, walking and outdoor activities.

Public transport connections are available via local bus routes into Bristol city centre and surrounding areas. Parson Street and Bedminster railway stations are accessible by road, offering services towards Bristol

Entrance Hall



Bedroom One



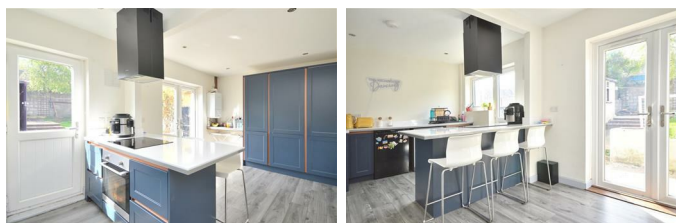
Sitting Room



Bedroom Two



Kitchen / Diner



Bedroom Three



First Floor Landing



Bathroom



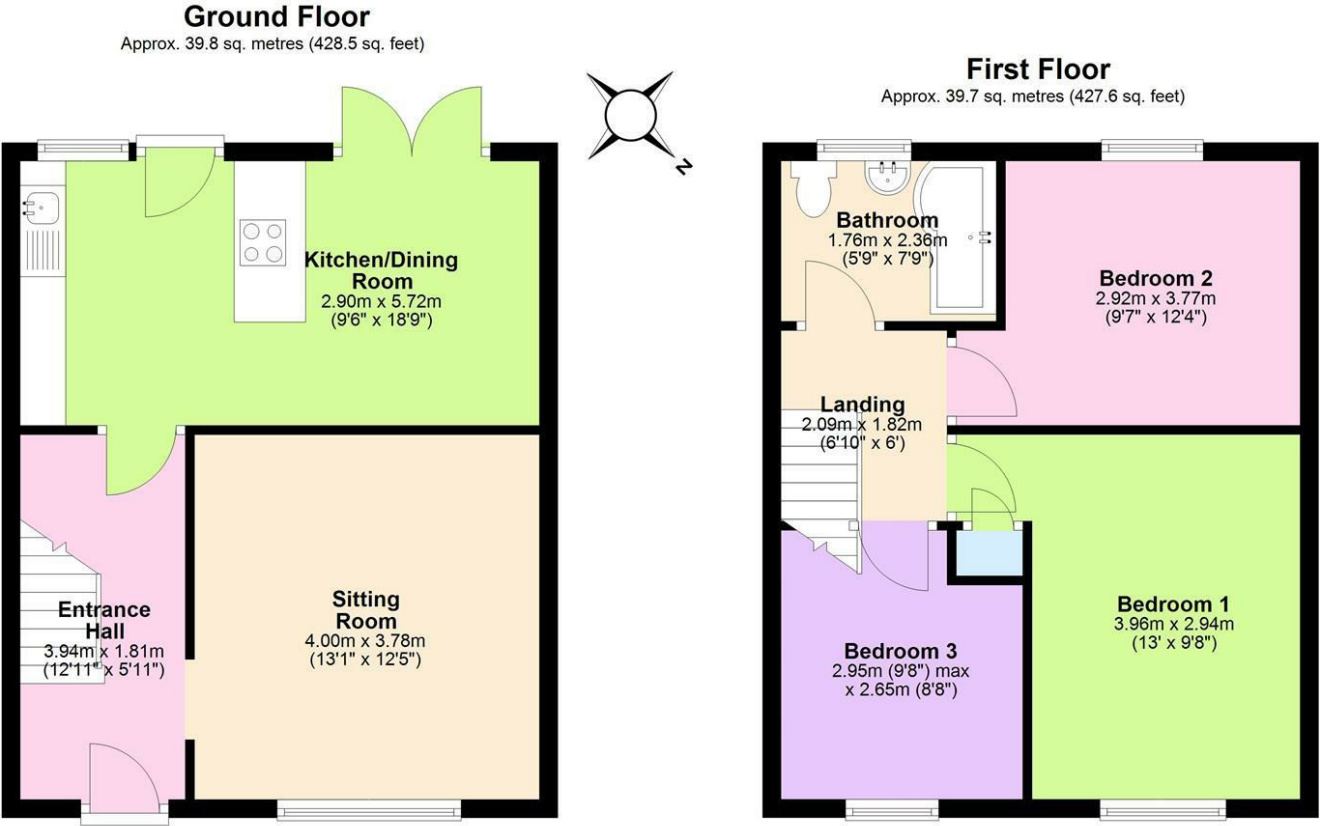
Outside



Agent Note

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

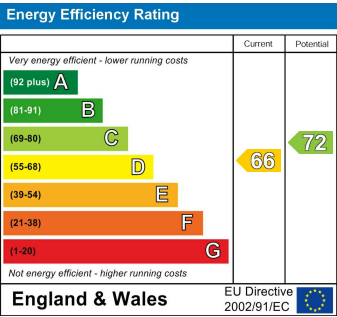
Floor Plan



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.