



Broomhill Road, Broomhill

£330,000

- Energy Rating - C
- No Onward Chain
- Good Size Southerly Facing Rear Garden
- Open Plan Kitchen / Dining Room
- Three Bedroom Terraced Home
- Refurbished In 2022
- Driveway Providing Off Street Parking
- Separate Living Room

Situated in a convenient and well connected position on the border of Brislington and St Anne's, this attractive three-bedroom mid-terrace home offers well balanced accommodation, off-street parking and the added benefit of no onward chain, making it an ideal choice for first-time buyers and young families.

Step inside and you'll find a welcoming entrance porch leading into a bright entrance hall, with attractive laminate flooring flowing throughout the ground floor. The separate living room provides a comfortable retreat, while to the rear of the property the stylish open-plan kitchen/dining room creates the real heart of the home. Fitted with a modern range of units and enjoying direct access to the garden through double doors, it's a space that's equally suited to busy family life as it is to entertaining friends.

Upstairs, there are three well-proportioned bedrooms together with a contemporary family bathroom complete with a white three-piece suite and shower over the bath.

Outside, the southerly facing rear garden offers plenty of space to enjoy, being mainly laid to lawn with a central pathway leading to the rear access, where you'll also find a valuable off-street parking space.

The location is one of the property's strongest assets. Broomhill Road enjoys easy access to the independent cafés, shops and restaurants of Sandy Park Road, including local favourites such as The Deli @ Sandy Park, Kin Café, The Langton and the popular Lost & Grounded Taproom.

For those who enjoy the outdoors, Eastwood Farm Nature Reserve, Nightingale Valley, Conham River Park, Arnos Vale Cemetery and the picturesque riverside pub at Beese's are all within easy reach, giving the area an appealing balance of city convenience and green open space.

Living Room 14'0" x 11'9" (4.28 x 3.60)

Kitchen / Dining Room 18'2" max x 11'6" max (5.54 max x 3.53 max)

Bedroom One 13'10" x 10'11" (4.24 x 3.33)

Bedroom Two 11'11" x 9'6" (3.65 x 2.91)

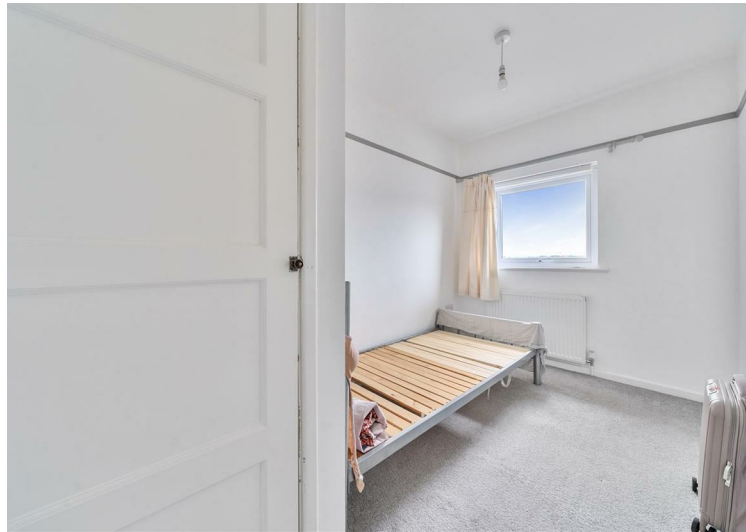
Bedroom Three 8'4" x 6'10" (2.55 x 2.09)

Bathroom 8'2" x 5'10" (2.51 x 1.78)

Tenure Status - Freehold

Council Tax - Band B

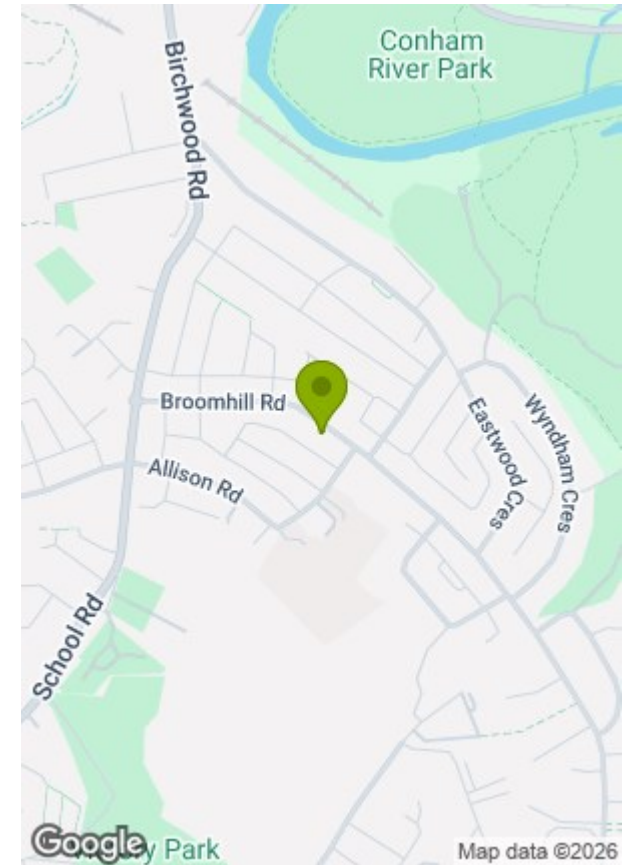
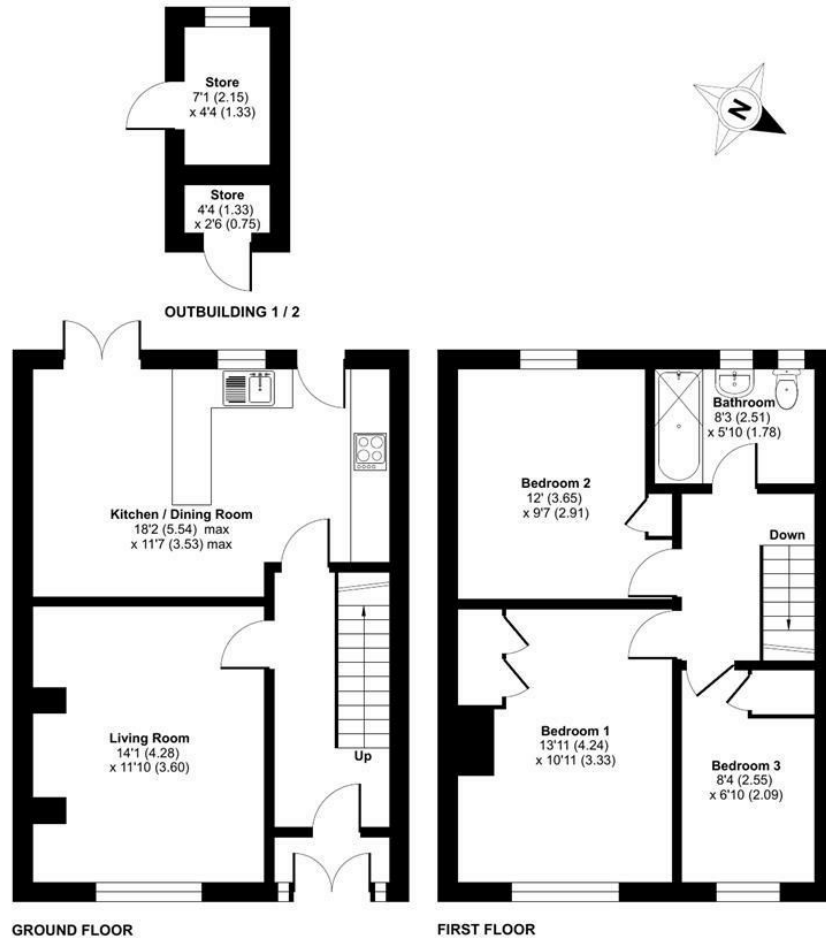






Broomhill Road, Bristol, BS4

Approximate Area = 950 sq ft / 88.2 sq m
 Outbuildings = 42 sq ft / 3.9 sq m
 Total = 992 sq ft / 92.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
		69
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

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