





## Property Description

This three-bedroom mid-terrace home offers spacious and flexible accommodation arranged over two floors, presenting a solid opportunity for buyers seeking a property with scope to modernise and make their own. The ground floor comprises two generous reception rooms providing versatile living and dining space, alongside a fitted kitchen/breakfast room and a ground floor bathroom. Upstairs, the property benefits from three well-proportioned bedrooms. The home is situated in a popular residential area with convenient access to local shops, supermarkets and everyday amenities. Well-regarded schools are nearby, making the location attractive for families, while regular bus routes and road links provide easy access into Bristol city centre and surrounding areas. Green spaces and local parks are also within easy reach, offering

pleasant outdoor options close to home. This is a practical and well-located property with strong potential in a consistently sought-after area.

## Entrance Hall

A UPVC double glazed door leading into the entrance hallway, laminate flooring, a central heating radiator, stairs rising up to the first floor, under stair storage cupboard with a box housing the electric meter and circuit breaker, doors off into principle rooms.

## Lounge

Laminate flooring, central heating radiator,

UPVC double glazed window to the front aspect.

## Dining Room

Central heating radiator, tv point, door through into the kitchen, door through into the bathroom.

## Kitchen

A UPVC double glazed window looking at the rear garden, UPVC double glazed obscured glass door leading into the rear garden, a range of base units and drawers with rolled edge worktops over with tiled splashback with matching wall units, integrated electric oven and grill with inset of four ring gas hob, stainless steel single bowl sink unit and drainer with a mixer tap.

## Bathroom

A UPVC double glazed obscured glass window, chrome heater towel radiator, vanity wash hand basin and unit with a mixer tap, low level flush wc, panell bath with twin grip handles with a mixer tap and a main shower over, fully tiled around.

## Bedroom One

Two UPVC double glazed windows to the front aspect, central heating radiator, a range of fitted wardrobes comprising built in hanging rails, shelving and drawers.

## Bedroom Two

A central heating radiator, UPVC double glazed window to the rear aspect, fitted cupboards and one cupboard housing boiler.

## Bedroom Three

A hatch giving access to the loft storage space, UPVC double glazed window to the rear aspect, central heating radiator.

## Outside

To The Front

A paved front garden with low level wall with gated access.

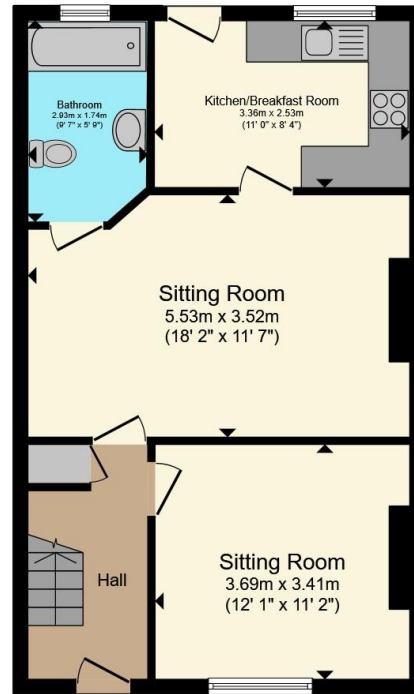
To The Rear

Fully enclosed with fencing, paved and a garden shed.

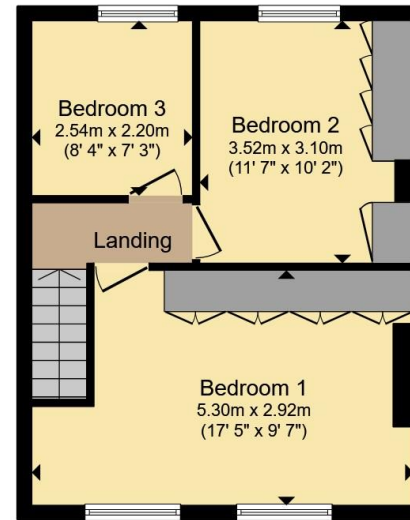








**Ground Floor**



**First Floor**

Total floor area 91.7 m<sup>2</sup> (987 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](http://www.propertybox.io)

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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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