



## 24 Belroyal Avenue, Bristol, BS4 4RT

**£315,000**

Ideally located, this lovely terraced home offers well-proportioned accommodation in a sought-after area. Broomhill School is less than a 10-minute walk away, and local amenities and bus routes on Broomhill Road are close by. St Brendan's 6th Form College is under a mile away, and the A4 provides easy access to both the City Centre and Bath.

The accommodation briefly comprises an entrance hallway, a lounge, a separate dining room, and a fitted kitchen with shaker-style units and a range-style hob. A useful utility area and conservatory complete the ground floor.

Upstairs, the property offers three bedrooms: two spacious doubles and a good-sized single, along with a bathroom and separate WC. Outside, the property features a large private garden and additional driveway parking to the front. These homes are always in demand, and an early viewing is highly recommended.

## Entrance Porch

### Hallway

13' x 6' (3.96m x 1.83m)



## Sitting Room

14' x 11'8 (4.27m x 3.56m)



## Dining Room

11'5 x 8'9 (3.48m x 2.67m)



## Kitchen

9'10 x 8'11 (3.00m x 2.72m)



## Conservatory

13' x 11'8 (3.96m x 3.56m)



## Utility Room



### Landing

9'9 x 6'7 (2.97m x 2.01m)



### Bedroom Three

10'11 x 6'11 (3.33m x 2.11m)



### Master Bedroom

13'11 x 10'11 (4.24m x 3.33m)

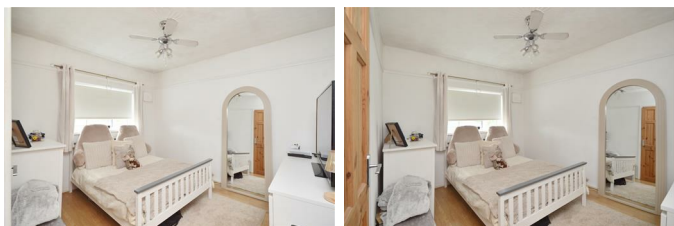


### Bathroom

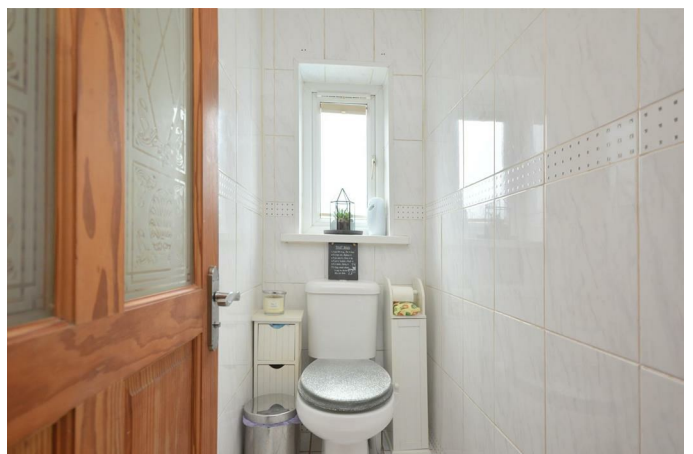


### Bedroom Two

11'6 x 11'1 (3.51m x 3.38m)



### Separate w.c



## Rear Garden



## Rear Elevation



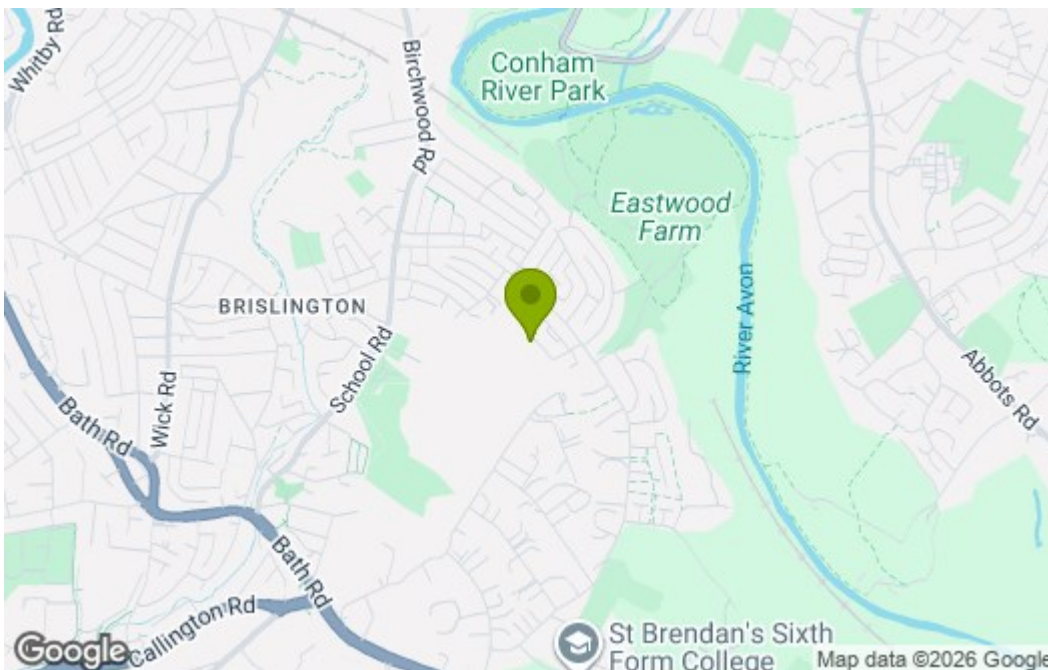
## Floor Plan



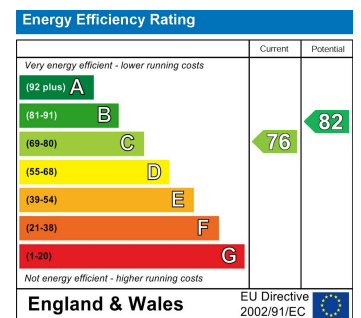
Total area: approx. 106.8 sq. metres (1149.3 sq. feet)

**24 Belroyal Ave**

## Area Map



## Energy Efficiency Graph



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