



| Green Park Road |

Guide Price £350,000

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6 Green Park Road, Bristol, BS10 5NQ

- 3 Double Bedrooms
- Terraced House
- Well Presented
- No Onward Chain
- Level Rear Garden
- Close to Major Local Employers

A fantastic 3 double bedroom terraced house, quietly tucked away in a desirable cul-de-sac location. This well-presented property offers modern living with generous spaces throughout and is offered to the market with no onward chain.

Upon entering the property, you are welcomed into a spacious entrance hall with laminate flooring, providing access to the lounge, kitchen/diner, and staircase to the first floor. The lounge, located at the front of the house, features a bay window, neutral décor, and comfortable carpeting, creating a cosy and inviting space. To the rear, the property has been extended to create an open and airy kitchen/diner with views and access to the garden via French doors. The kitchen is well-equipped with a range of wall and base units, worktops with tiled splashbacks, a stainless steel sink/drainer, gas hob, electric oven, stainless steel extractor fan, and plumbing for a washing machine and dishwasher. There is also space for a tumble dryer, a wall-mounted gas combination boiler, and practical tiled flooring. The adjoining dining area offers ample space for a sizeable table and chairs, overlooking the rear garden, and is finished with matching laminate flooring.





Upstairs, the landing provides access to all three double bedrooms, the family bathroom, and a loft hatch. Each bedroom is generously sized, with pleasant aspects to the front or rear. The bathroom features an obscured rear window and includes a bath with shower over, a low-level WC, wash hand basin, and is mostly tiled for ease of maintenance.

Externally, the front garden is low maintenance, laid with stone chippings and a path leading to the front door.

The rear garden has been recently landscaped to offer a level, enclosed outdoor space ideal for relaxing or entertaining. It includes a patio area perfect for outdoor seating, followed by a larger section laid with stone chippings. With a north-westerly orientation, the garden enjoys afternoon and evening sun during the summer months.

This is a superb home that should not be missed. Viewing is highly recommended to fully appreciate all it has to offer.



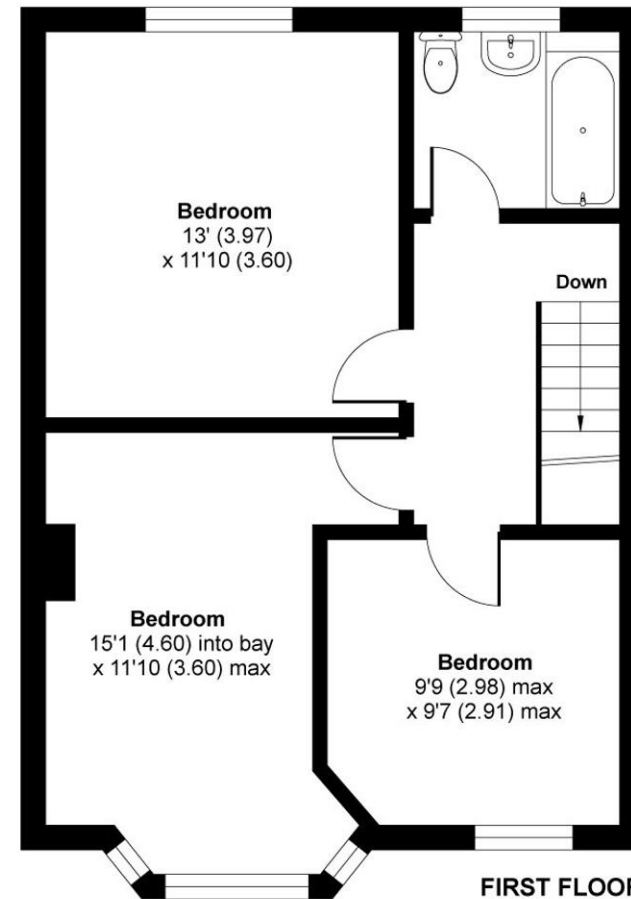
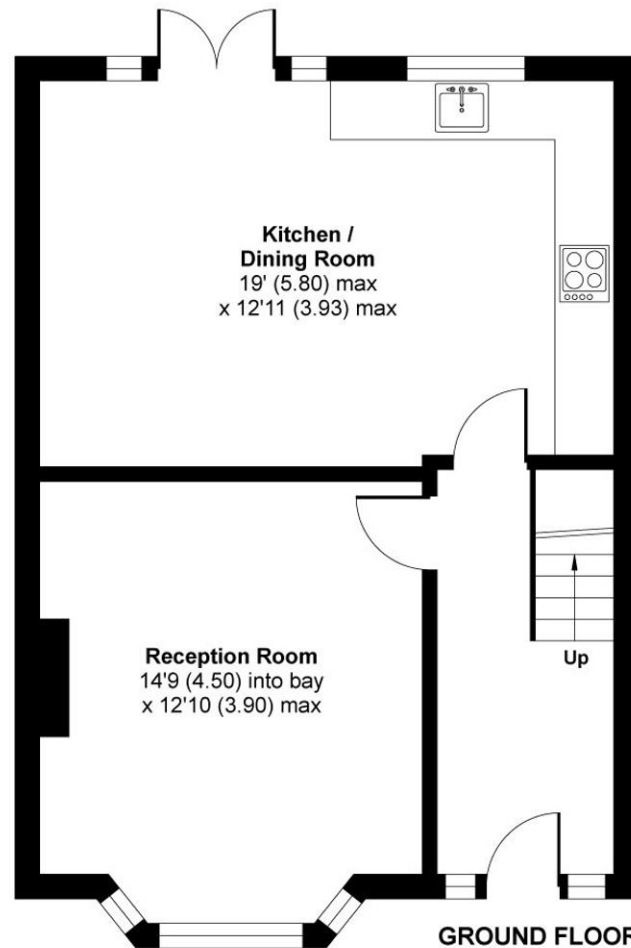
**Energy Performance Certificate
Rating D**



Green Park Road, Bristol, BS10

Approximate Area = 1040 sq ft / 96.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Leese & Nagle. REF: 1349740

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Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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