SARAH CLARK
PROPERTY CONSULTANTS

GFF 91
BRYNLAND AVENUE, BRISTOL, BS7 9DZ

Available 8th March. Situated on popular Brynland Avenue, just a short stroll from the independent shops, cafes, bars and amenities of Gloucester Road, this well-presented two-bedroom garden flat offers a fantastic opportunity to enjoy one of Bristol's most desirable neighbourhoods.

Located on the ground floor of a period property, the flat is offered furnished and features a stylish blend of original charm and modern comforts. The spacious living room to the front benefits from beautiful wooden floorboards, period features, a decorative fireplace, and modern shutters.

The master bedroom benefits from built-in wardrobes, additional shelving, and a window overlooking the rear, making it a calm and practical retreat. The second bedroom is ideal as a home office or occasional bedroom and has patio doors opening directly onto the south-facing private garden, a real highlight of the property.

The generous kitchen/breakfast room is well equipped with an electric oven, gas hob, dishwasher, washing machine, fridge freezer, plenty of wall and base units, and a table for casual dining.

Features

- Available 8th March 2026
- One Double Bedroom and One Single Bedroom
- Furnished
- Fully Equipped Kitchen
- Modern Bathroom
- South Facing Garden

TENURE

SERVICES

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LOCAL AUTHORITY

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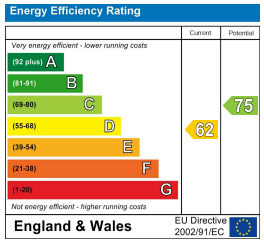

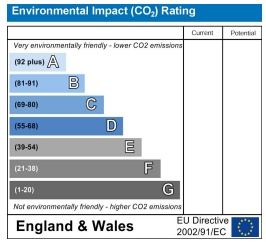

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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