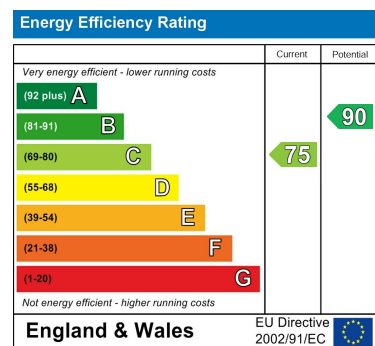


Council Tax Band

**B**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



HOUSE - TERRACED (EPC RATING: C)

**40 BROAD CROFT, BRADLEY STOKE,  
BRISTOL, BS32 0BD**

**£1,200**



## 2 Bedroom House - Terraced located in Bristol

Available Now!!! This well-presented two-bedroom terraced home, ideally situated in the sought-after area of Broad Croft, Bradley Stoke, Bristol. Offering a comfortable and thoughtfully designed living space, this property is well-suited to small families, couples, or professionals seeking a well-connected and desirable location.

Upon entering, you are welcomed by a bright and spacious reception room, providing an ideal setting for both relaxation and entertaining. The property features a well-appointed bathroom, and the practical layout ensures a seamless flow throughout the home, enhancing both comfort and functionality.

A key highlight of this home is the private enclosed rear garden, offering a secluded outdoor space perfect for leisure and enjoyment.

Positioned in a highly convenient location, the property benefits from excellent transport links, allowing for easy access to Bristol city centre and surrounding areas. With an array of local amenities nearby, this home combines convenience, comfort, and practicality.

