Eveleighs

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63 Guildford Road, Bristol, BS4 4BQ

£299,000

Situated in St Anne's, this three bedroom semi detached house offers well proportioned accommodation, a generous rear garden and the added benefit of no onward chain.

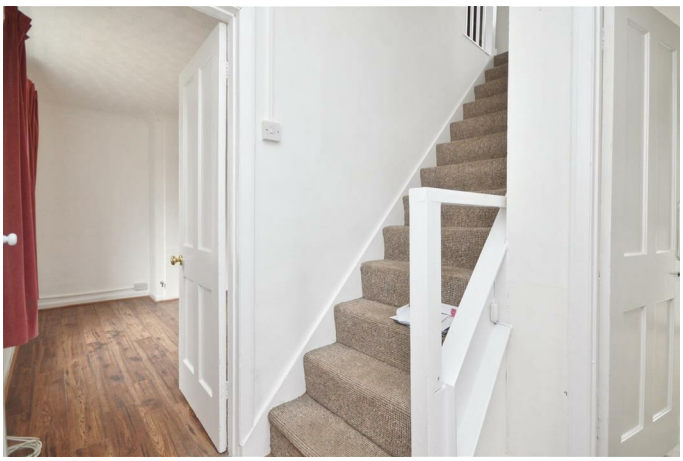
The accommodation comprises a spacious sitting/dining room, fitted kitchen and a ground floor bathroom having a newly fitted white suite. Upstairs, there are three bedrooms, including two doubles and a single. A particular highlight is the generous and private rear garden, providing plenty of space for outdoor entertaining, family activities or keen gardeners, with excellent potential to create a fantastic outdoor space. Driveway parking is also available to the front.

Situated on Guildford Road, the property is conveniently placed for local amenities, with nearby shops and Kingfisher Primary School within easy walking distance. Commuter routes are also readily accessible, providing convenient connections towards the city. Offering spacious accommodation, a substantial rear garden, driveway parking and the benefit of no onward chain, this property is an appealing prospect for first-time buyers, families and investors alike.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

Hallway
5'10 x 6'4 (1.78m x 1.93m)



Sitting Room
16'5 x 12'9 (5.00m x 3.89m)




Kitchen
10'4 x 12'4 max (3.15m x 3.76m max)





Bathroom
5'8 x 5'9 (1.73m x 1.75m)



Landing



Bedroom One
16'6 x 9'7 (5.03m x 2.92m)




Bedroom Two
9'5 x 12'10 (2.87m x 3.91m)



Bedroom Three
6'9 x 8'2 (2.06m x 2.49m)



Rear Garden





Rear Elevation



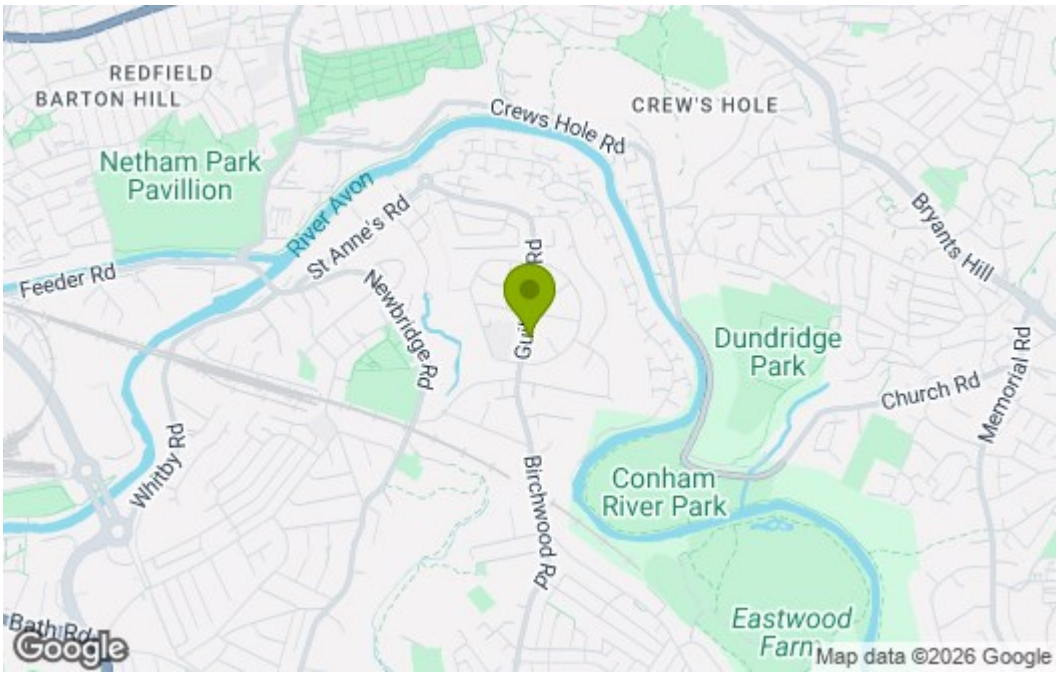
Floor Plan



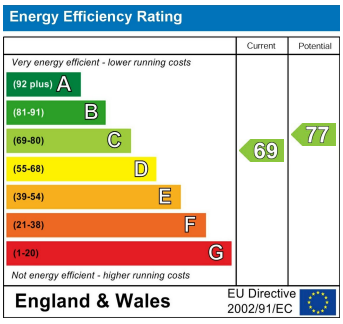
Total area: approx. 77.8 sq. metres (837.1 sq. feet)

63 Guildford Road

Area Map



Energy Efficiency Graph



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