



**Connells**

Broadway Road  
Bishopsworth Bristol



### Property Description

Set along a popular residential stretch in BS13, this three-bedroom mid-terrace home offers a balanced blend of modern comfort and practical family living. The property has been thoughtfully updated, with a bright open-plan kitchen/diner forming the heart of the home — a sociable space designed for everyday meals, weekend hosting, and everything in between.

To the rear, a tiered garden provides a surprising amount of outdoor versatility, with defined seating and planting areas leading up to a useful outbuilding at the top of the plot. Whether used as storage, a workshop, a hobby room or a home office, it adds a valuable extra dimension to the property.

Upstairs, three well-proportioned bedrooms offer flexibility for families, guests or home working, while the bathroom is presented in a clean, modern style. With its practical layout, contemporary touches and a garden that genuinely extends the living space, this is a home that suits a wide range of buyers looking to settle in a well-connected part of Bristol.

### Living Room

A welcoming front reception room with a comfortable layout and a pleasant flow through to the kitchen/diner. Well-lit and easy to furnish, it works equally well as a cosy evening space or a daytime family hub.

### Kitchen/Diner

A modern, open-plan kitchen/dining space spanning the rear of the property. Fitted with contemporary units and worktops, it offers generous storage, room for a dining table and direct access to the garden — perfect for entertaining or everyday family life.

### Bedroom One

A well-sized double bedroom positioned at the front of the property. Offers ample space for wardrobes and additional furniture.

### Bedroom Two

A comfortable second double bedroom overlooking the rear garden. Ideal as a second bedroom, guest room or nursery.

### Bedroom Three

A practical third bedroom that works well as a child's room, dressing room or home office.

### Bathroom

Finished in a clean modern style, comprising WC, wash hand basin and shower cubicle with glass surround. Tiled flooring and walls keep the space bright and easy to maintain.

### Rear Garden

A tiered rear garden offering a mix of patio and lawn, creating distinct areas for relaxing, planting or play. At the top of the garden sits a versatile outbuilding - ideal for storage, hobbies or workspace.



To view this property please contact Connells on

**T 0117 966 4278**

**E [southville@connells.co.uk](mailto:southville@connells.co.uk)**

243 North Street Southville  
BRISTOL BS3 1JN

EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/BMR312396](https://connells.co.uk/Property/BMR312396)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BMR312396 - 0003