



Highbury Road - A classic Bedminster period terrace,  
perfectly placed for BS3 living

Bristol - Guide Price £325,000





**A charming two-bedroom Victorian terrace on the ever-popular Highbury Road, Bedminster, offering generous accommodation, period character and excellent potential.**

This attractive home presents a fantastic opportunity for first-time buyers, professionals or investors seeking a well-positioned property in one of Bristol's most sought-after and well-connected neighbourhoods.

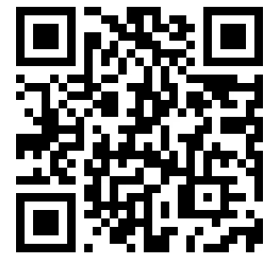
The accommodation is arranged to provide a generous open-plan living and dining area, creating a bright, sociable space ideal for modern living and entertaining. Upstairs, there are two well-proportioned double bedrooms, while outside, the private enclosed rear garden offers a pleasant setting for relaxing, gardening or al fresco dining.

Highbury Road is a welcoming, community-focused residential street, ideally placed for easy access to local amenities and transport links. Parson Street railway station is just a short walk away, while the popular destinations of North Street, Wapping Wharf and Bristol's Harbourside are all within easy reach, offering an excellent choice of independent shops, cafés, bars and restaurants.

The area also benefits from nearby schools, nurseries and green spaces, making it well suited to a range of buyers looking to enjoy the best of Bedminster living.

With scope for updating and personalisation, this characterful Victorian home offers the potential to create a warm and stylish property in one of Bristol's most popular postcodes.

Inside, the property offers a surprisingly spacious layout, featuring an appealing open-plan ground floor, two generous double bedrooms, and a private enclosed rear garden. Additional benefits include gas central heating, uPVC double glazing, and a convenient location close to Parson Street station and Parson Street School while still being just over a mile from the vibrant atmosphere of North Street.



Find it on our website



### Energy Performance

The bungalow has been assessed as good Band D (67) for energy performance.

### Services and Outgoings

All mains services are connected. FTTP and FTTC broadband services are available, with download speeds of up to 1Gb or faster. Cable TV, broadband and telephone services are also available. Gas-fired central heating. uPVC double glazing. Council Tax Band C.

### Construction & Mortgages

The property is of standard traditional construction and is therefore fully mortgageable. For more information about mortgages, please call us and we will be pleased to arrange free, impartial whole-of-market mortgage advice.

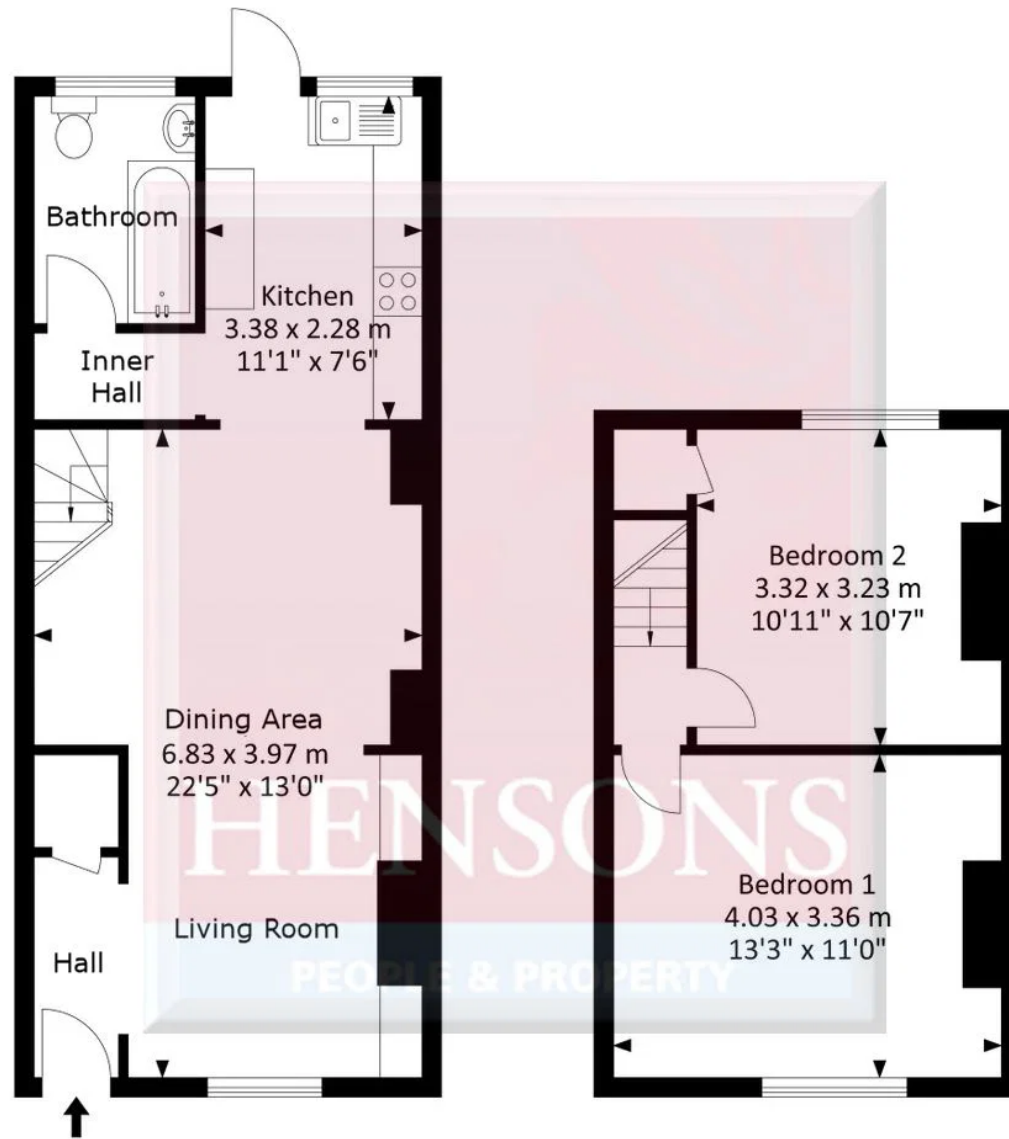
### Viewing

Strictly by appointment with the Sole Agents, Hensons.

**Hensons** – Over 100 years of local property knowledge, experience and results. Family-owned since 1909.

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Ground Floor

First Floor



**HENSONS**

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