



1 Guernsey Avenue, Bristol, BS4 4SH

£350,000

This beautifully presented end of terrace home has been thoughtfully updated and carefully maintained by the current owners, offering a welcoming, move in ready space with three bedrooms, a bright reception room, and a modern kitchen and bathroom.

The first two bedrooms are generous doubles, while the third provides an ideal single room, nursery, or home office. The open plan reception room is a standout feature, with large rear doors that fill the space with natural light and frame a lovely view of the west facing garden. The kitchen features bespoke cabinetry with a shaker style design, professionally hand built to create a high quality, timeless finish, complemented by integrated appliances. The bathroom features a contemporary white suite.

Outside, the property enjoys a sizeable mature rear garden with established planting, a large lawn, and seating areas perfect for relaxing or entertaining. A 21ft garage with additional workshop space, along with driveway parking to the side, adds excellent practicality.

The location offers great convenience, with local shops, parks, Broomhill Primary, Oasis Academy Brislington, and St Brendan's Sixth Form College all close by. Green spaces are within easy reach, providing a welcome balance of city living and nature. With strong transport links into Bristol, the area is well suited to commuters and anyone who enjoys the vibrant lifestyle the city offers.

This lovely home is ready to welcome its next owners.

Entrance Hallway



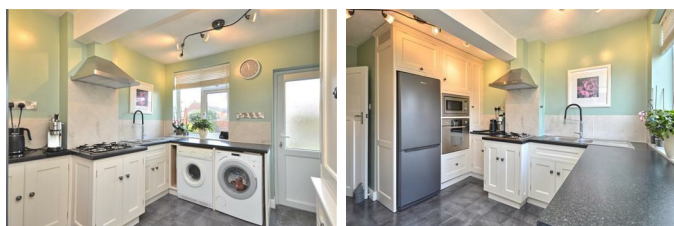
Sitting/Dining Room

23'9 x 10'3 (7.24m x 3.12m)



Kitchen

13'11 x 9'3 (4.24m x 2.82m)



Bathroom

8'6 x 4'11 (2.59m x 1.50m)



Master Bedroom

17'4 x 8'6 (5.28m x 2.59m)



Bedroom Two

9'3 x 7'11 (2.82m x 2.41m)



Bedroom Three

7'9 x 10'11 (2.36m x 3.33m)



Rear Garden



Rear Elevation

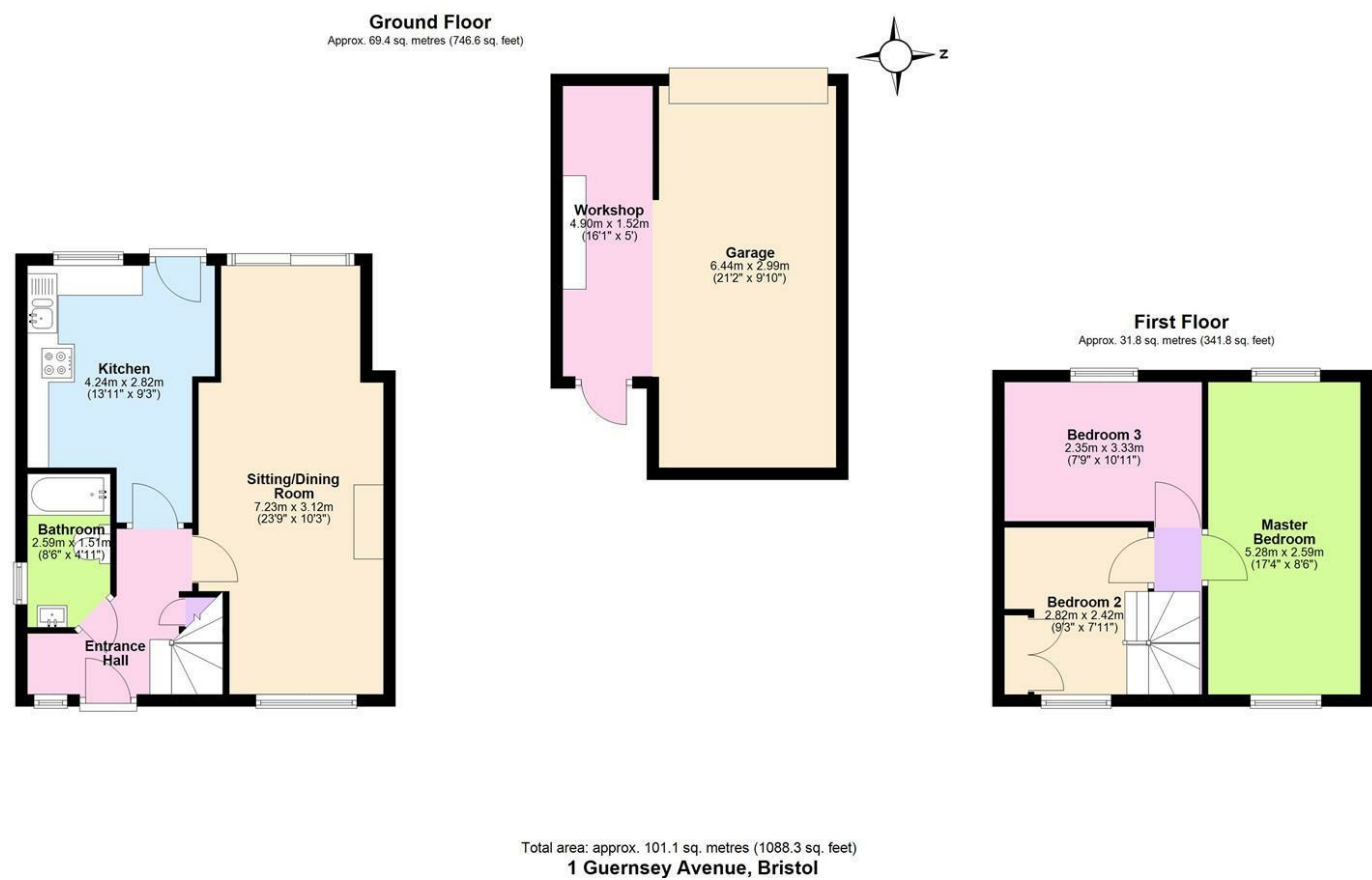


Garage

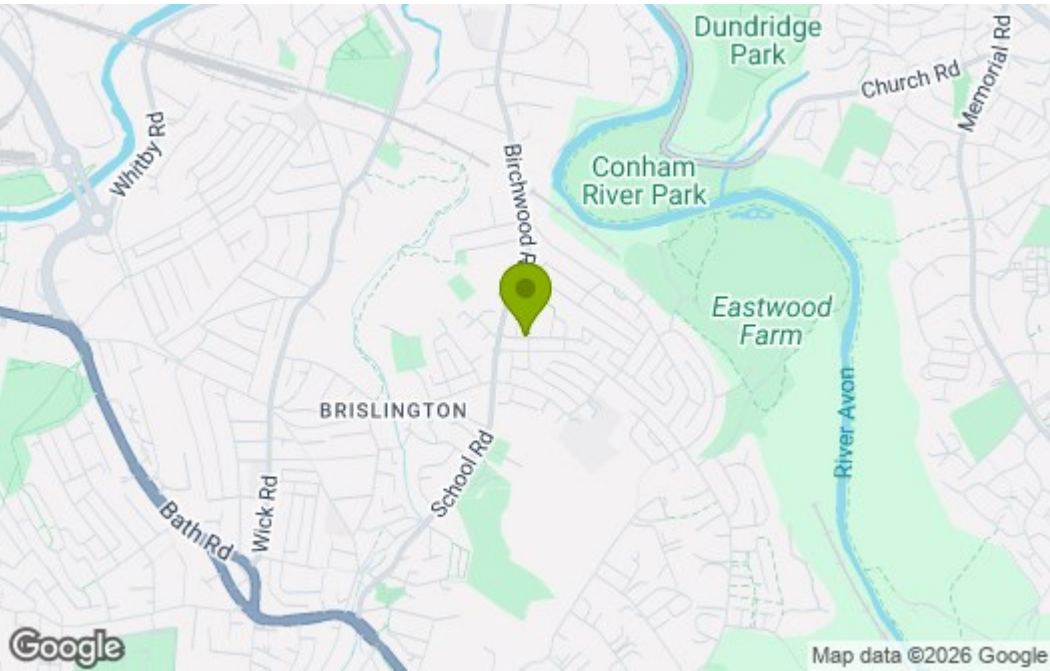
21'2 x 9'10 (6.45m x 3.00m)



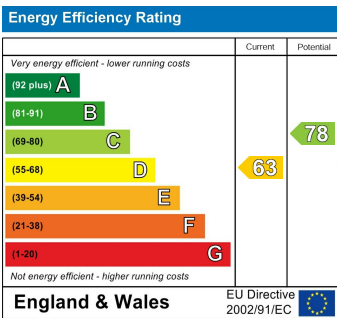
Floor Plan



Area Map



Energy Efficiency Graph



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