



2 Farrier Way, Bristol, BS14 0FS

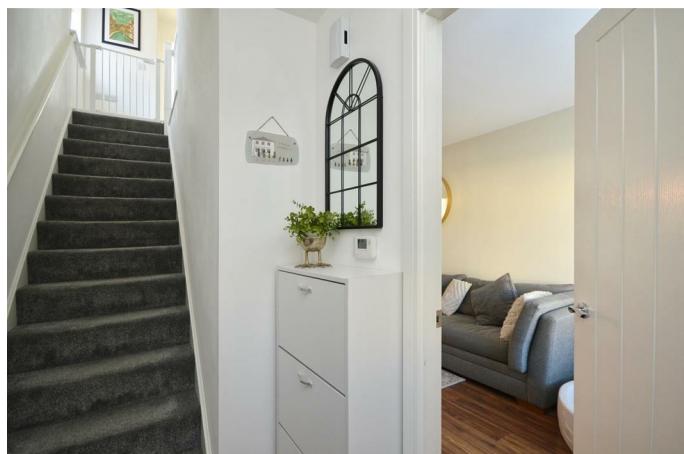
£340,000

We are delighted to present this immaculate end of terrace house for sale. This property offers a range of impressive features including two generous double bedrooms, a ground floor WC, a low maintenance south-facing garden with gated side access, and parking facilities, including a double driveway for two vehicles.

Inside, the house boasts a bright and airy reception room, featuring large windows that flood the space with natural light. The kitchen is a real highlight, offering ample dining space and brimming with natural light, making it a perfect hub for family gatherings or entertaining guests.

The property includes two bedrooms, both are considerable doubles featuring built-in wardrobes, providing ample storage space. The bathroom features a convenient shower over the bath, ensuring all your needs are met.

Entrance Hall



Downstairs WC



Sitting Room 16'9" x 10'0" (5.11 x 3.05)



Kitchen / Diner 13'3" x 9'8" (4.04 x 2.97)



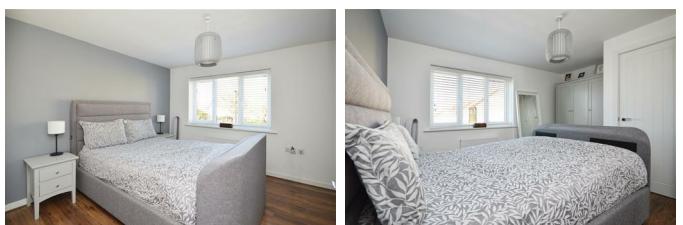
Rear Lobby



First Floor Landing



Bedroom One 13'5" x 11'1" (4.11 x 3.38)



Bedroom Two 13'5" x 12'3" max (4.11 x 3.74 max)



Bathroom

6'5" x 6'4" (1.97 x 1.95)



Outside



Agent Note

Please note there is an annual community rent charge the cost is tbc however the sellers advise in 2024 this was approximately £90

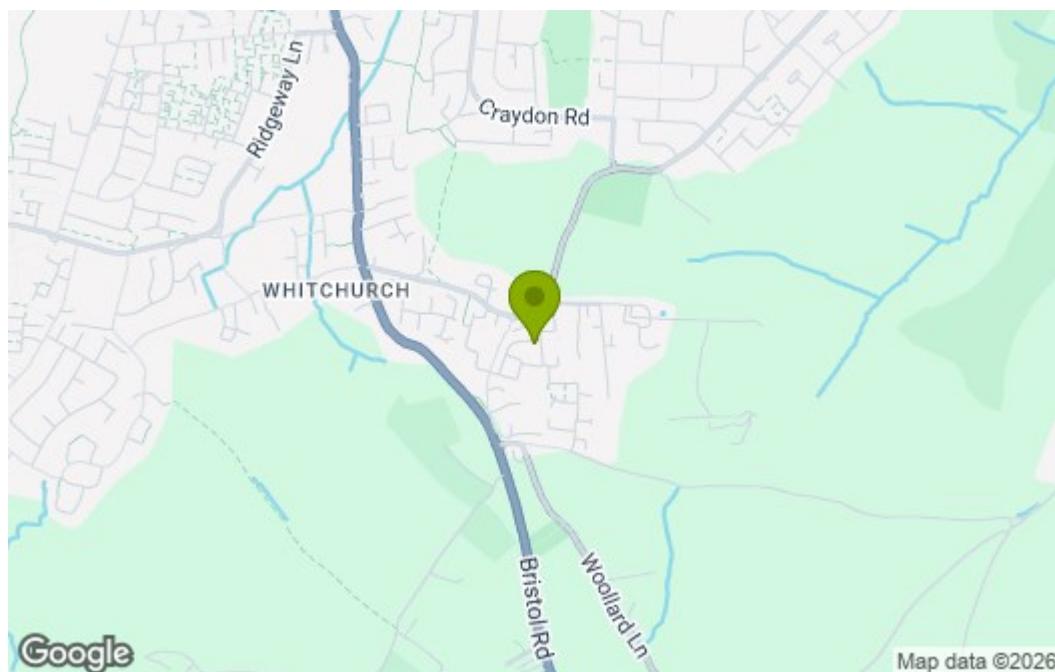
Floor Plan



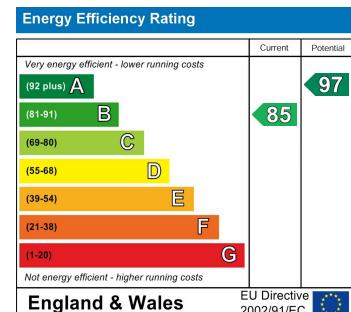
Total area: approx. 75.7 sq. metres (815.1 sq. feet)

2 Farrier Way, Bristol

Area Map



Energy Efficiency Graph



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