



Highgrove Street
BRISTOL BS4 3AJ

for sale offers in excess of
£375,000



Property Description

Situated on the sought-after Highgrove Street, this attractive three-bedroom home offers well-balanced accommodation ideal for first-time buyers, growing families, and investors alike.

The property welcomes you with a bright and inviting entrance hall leading to a spacious kitchen/ dining room, perfect for relaxing and entertaining. To the rear, the warming living room provides ample storage and workspace, with direct access to the tiered rear garden, creating an excellent space for outdoor dining and family enjoyment.

Upstairs, the property comprises three well-proportioned bedrooms and a contemporary family bathroom. The home is presented to a good standard throughout and benefits from double glazing and gas central heating.

Externally, the enclosed rear garden offers a private outdoor retreat, while allocated parking is available nearby.

Conveniently located within easy reach of local shops, schools, parks, and transport links into Bristol City Centre, the property is perfectly positioned for those seeking both convenience and community living.

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.

Ground Floor

Hall

Kitchen / Dining Room

13' 11" max x 11' 2" max (4.24m max x 3.40m max)

Living Room

14' 3" max x 10' 5" max (4.34m max x 3.17m max)

First Floor

Landing

Bedroom 1

12' 8" x 7' 10" (3.86m x 2.39m)

Bedroom 2

11' 10" x 7' 10" (3.61m x 2.39m)

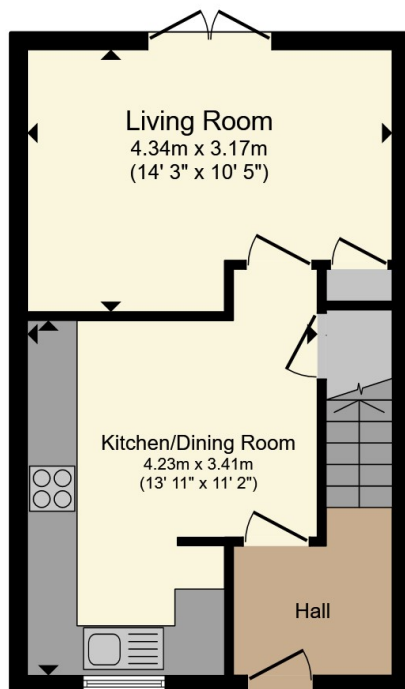
Bedroom 3

8' 4" x 6' 4" (2.54m x 1.93m)

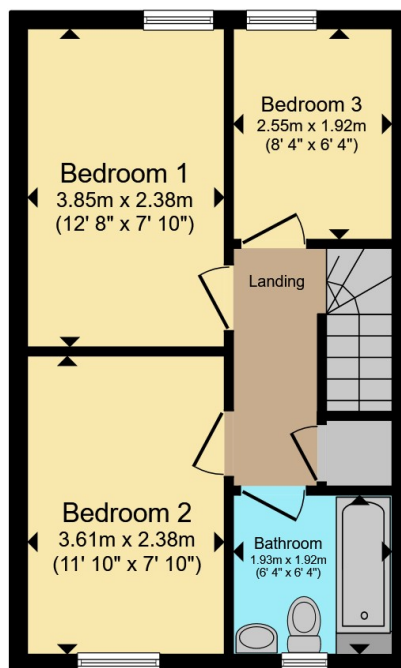
Bathroom

6' 4" x 6' 4" (1.93m x 1.93m)





Ground Floor



First Floor

Total floor area 66.6 m² (716 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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243 North Street Southville
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EPC Rating: D

Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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