











Guide price £375,000
Bishopsworth Road, Bristol, BS13 7JR

***** NO ONWARD CHAIN *****

GUIDE PRICE - £375,000 - £400,000

A two bedroom Edwardian detached home located in Bedminster Down with driveway and private enclosed garden.

The property comprises an entrance hall, spacious lounge with gas fire, a dining room. The windows to the front are long allowing for lots of light, an understairs cupboard holding the fuseboard, a modern fitted kitchen with an electric oven and gas hob, space for a washing machine and dishwasher.

On the first floor there are two double bedrooms, a well presented bathroom suite, a landing with a storage cupboard holding the recently serviced comb-boiler.

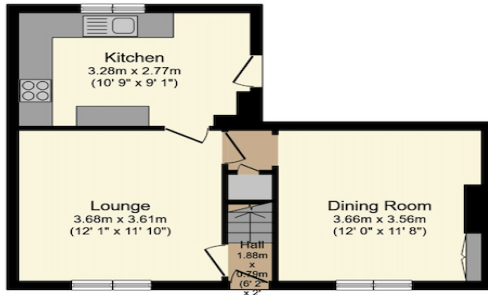
The rear garden is low maintainence with concrete throughout, its private and enclosed with side access via the wooden gates.

The property is located within the `Bedminster Down area which benefits from a blend of green spaces yet being within walking distance to the trendy North Street Southville area offering cafes, restaurants and bars. Cheddar Grove school has an excellent reputation, local amenities nearby and a short drive to the Imperial Retail Park.

Bristol International Airport is close by and the short commute into Bristol City Centre is convenient with local public bus services (75 & 76). Parson Street Train Station is the closest which links up with Temple Meads for national rail travel, the MetroBus link provides a circular city service and the transport links to the M32, M5 are acessible for the south coast and the M4 to London.

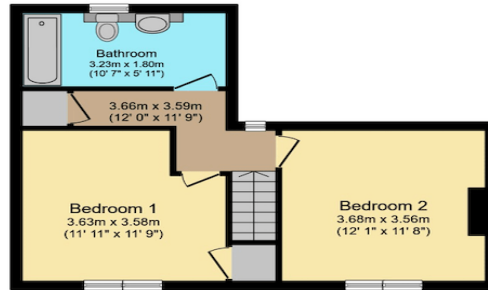


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Ground Floor

Floor area 42.0 sq.m. (452 sq.ft.) approx



First Floor

Floor area 40.6 sq.m. (436 sq.ft.) approx

Total floor area 82.5 sq.m. (888 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person working with/for moving you has authority to make or give any representation or warranty in respect of the property.



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