



2

2

2









Guide price £375,000

Pendennis Park, Brislington, Bristol, BS4 4JL

.GUIDE PRICE - £375,000 - £400,000

A beautifully finished and extended two bedroom Victorian terraced home, with a landscaped west facing garden. The property is situated in the sought after area of Pendennis Park, Brislington nearby to local amenities including a pub, dehi, independent shops, butchers and green grocers. Reports earlier this year have suggested that Brislington is the 6th busiest market place in England.

The well presented property is just two minutes walk to the amenities of Sandy Park the main hub of the area. The transport links are excellent with the number 1 buses running regularly to both Temple Meads train station (15 minutes walk) and Bristol city centre.

On the ground floor of the property is an entrance hall with understair storage, downstairs WC, lounge with bay fronted window/ period fireplace, utility room just off the modern fitted kitchen which includes a range cooker, the kitchen leads onto an extended dining area with skylights and double glazed French doors opening onto the private enclosed rear garden.

On the first floor there are two double bedrooms, the master with a double glazed bay window and built-in wardrobe space, a landing with access to the loft where there could be scope to create a loft conversion as others have done in this friendly street and finally a well presented bathroom suite with roll top bath and separate walk-in shower.

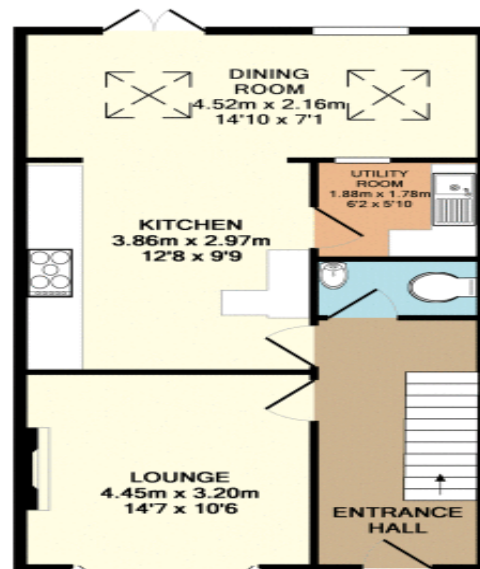
The property benefits from a combi boiler heating system and double glazing throughout.

Brislington has a blend of green spaces with Arnos Park, Nightingale Valley, Eastwood Farm, Victory Park while also being in an urban area with Sandy Park and nearby Paintworks, The Langton Court Arms and The Knowle pub. Holymead primary school has a good reputation so this helps Brislington create an environment great for families and convenient with the transport links for working professionals.

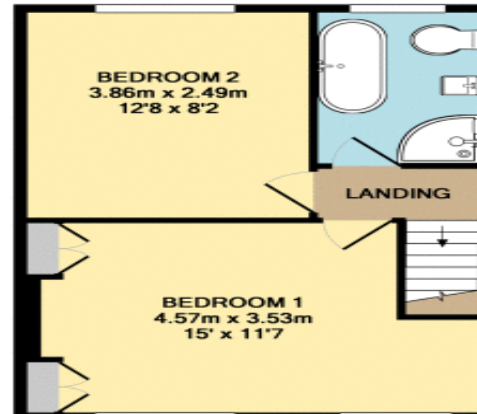
The area has the convenience to be able to walk or use the cycle track into the city centre along with benefiting from two nearby Supermarkets.

To the rear of the property is a private enclosed rear garden with pathway, laid to lawn, decking area and greenhouse.

The property is presented to a high standard throughout and we really advise booking an appointment for the viewing day to appreciate the quality the property has to offer.

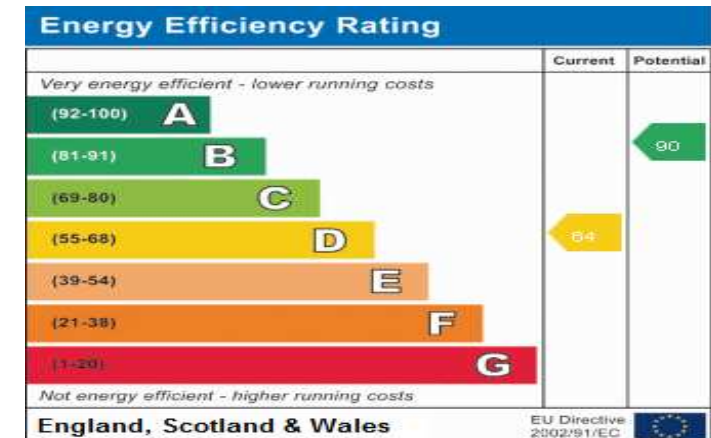


GROUND FLOOR




1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MetroPix ©2019





DOWNLOAD MOVING YOU APP FROM APP STORE / PLAY STORE



App Store


Click on the below icon to download the Moving You App from the App Store.





Play Store

Click on the below icon to download the Moving You App from the Play Store.





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.



Swansea - Neath - Port Talbot - Bridgend - Cardiff - Newport - Bristol - Spain

<https://moyol.globalnoticeboard.com>