



Robin King | Estate Agents

26 Braunton Road, Bristol - BS3 3AA

Guide Price **£450,000**

26 Braunton Road

Bristol, Bristol

A beautifully renovated 2 double bedroom property with large kitchen/dining room, double reception room, an upstairs study and garden situated in a popular Bedminster location a stone's throw from the restaurants and amenities of North Street

Council Tax band: B

EPC Energy Efficiency Rating: C

- APPROX 929 SQ FT OF FLEXIBLE ACCOMMODATION
- 2 DOUBLE BEDROOMS AND UPSTAIRS OFFICE/NURSERY
- SPACIOUS KITCHEN/BREAKFAST ROOM
- LARGE RECEPTION ROOM WITH SITTING AND DINING SPACE
- NEWLY REFURBISHED THROUGHOUT
- CENTRAL BEDMINSTER LOCATION NEAR TO NORTH STREET
- EASY ACCESS TO MAINLINE RAILWAY, M4/M5 MOTORWAYS AND BRISTOL AIRPORT
- LOW MAINTENANCE GARDEN





26 Braunton Road

Bristol, Bristol

26 Braunton Road is a charming period property that has undergone significant renovation work by the current owner and now offers a blend of contemporary living whilst maintaining the property's original character. With a newly fitted kitchen and bathrooms, fresh light coloured walls and new carpets, this property is ready to move into and just awaits the new owners finishing touches.

A pretty front door leads straight into a welcoming hallway with convenient under stairs storage, ideal for coats & shoes, and a long view through to the kitchen/breakfast room and garden beyond. To the right, is the sitting/dining room which has lovely high ceilings, a rose detailing and thanks to a French door is flooded with light. Two distinct areas offer plenty of space for sofas and chairs together with a separate dining area with room for a large table.

Continuing through the hallway, you'll find yourself in the spacious kitchen/breakfast room. With handmade duck egg blue units and solid oak worktops it has a generous number of floor and wall units with an integrated washing machine, fridge/freezer, electric hob, feature plate rack and a microwave and oven. A large door opens out to the garden, seamlessly integrating indoor and outdoor living spaces.

Upstairs, there are two large double bedrooms, both of which are light and bright together with a useful third room that would make an ideal work from home study or equally could easily become a nursery. Completing the upstairs accommodation is a family bathroom offering a large walk-in shower with smart herringbone tiling, practical LVT flooring and a heated towel rail.



26 Braunton Road

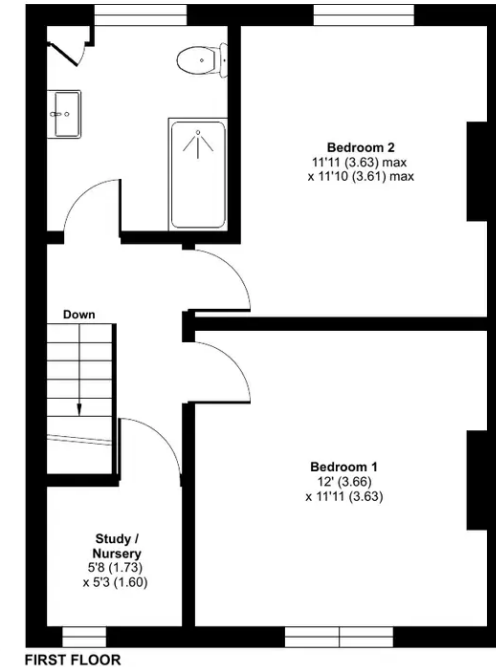
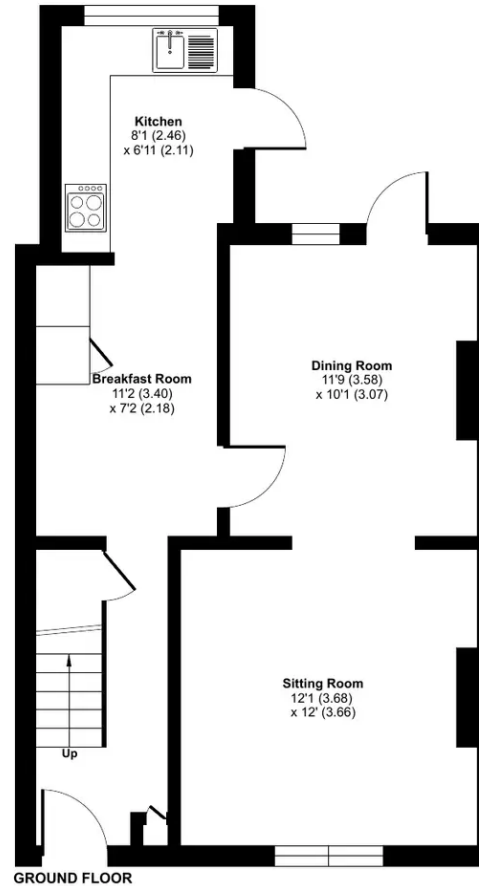
Bristol, Bristol

Outside - To the rear of the property there is a neat, paved low maintenance garden with a feather lap fence around the perimeter. Southwest facing it provides the perfect spot in which to enjoy a morning coffee or BBQ with friends.

Location - Bedminster enjoys a prime location just a way from Bristol Temple Meads and the city centre, making it ideal for both commuters and those eager to explore the city's rich tapestry. It is not just a place to live; it's a community where city life and neighbourhood warmth coexist beautifully, making it a coveted spot for anyone looking to experience the best of Bristol. The streets here are alive with the buzz of independent cafes, shops, and pubs and schools each adding to the area's distinctive, friendly atmosphere.

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Braunton Road, Bristol, BS3

Approximate Area = 929 sq ft / 86.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Robin King LLP. REF: 1155377

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