

109 Sandy Park Road
Brislington
Bristol
BS4 3PG
01179 777 671
info@greenwoodsonline.co.uk

greenwoods
INDEPENDENT ESTATE AGENTS

www.greenwoodsonline.co.uk



203 Broomhill Road, Broomhill, Bristol, BS4 4TF

£230,000

A delightful three bedroom terrace situated close to local schooling and within easy reach of local amenities and the No1 bus service with it's direct route to the city. Neutrally presented and briefly comprising entrance hall accessing the lounge dining room and the kitchen. From the landing are three good size bedrooms and fitted bathroom, whilst outside can be found a low maintenance frontage with the all important parking and a lawned rear garden with an out buildings. Offered with no onward chain worries, come and take a look.

203 Broomhill Road, Broomhill, Bristol, BS4 4TF

Accommodation Comprises

Entrance Porch

uPVC double glazed door with matching side panels. uPVC double glazed door into:-

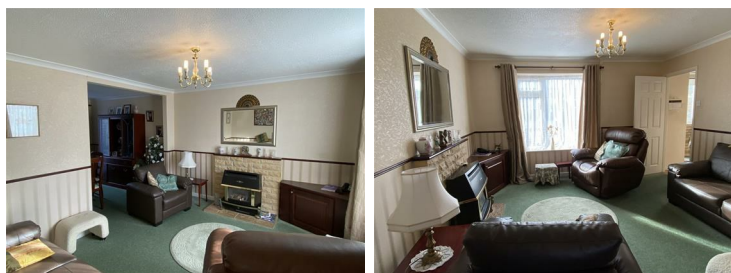
Hall



Spindled staircase rising to the first floor with storage cupboards under, radiator, doors accessing:-

Lounge/Dining Room

Lounge 11'1" x 12'5" (3.4m x 3.8m)



uPVC double glazed window to the front aspect, coved ceiling, stone fire surround, radiator, opening into:-

Dining Room 10'3'11" x 8'6" (3.06m x 2.6m)



uPVC double glazed patio doors opening to the rear, serving hatch to the kitchen, radiator.

Kitchen 10'3'11" x 10'8" (3.06m x 3.26m)



Fitted with a range of wall and base units and incorporate laminated roll edge worksurface with tiled splashbacks, inset one and half bowl drainer sink unit, gas cooker point, plumbing for automatic washing machine, breakfast bar with space for fridge/freezer under, uPVC double glazed door and window to the rear aspect.

Landing



Balustrade landing with an access hatch to the loft space and doors to airing cupboard housing a Worcester combi, doors to:-

Bathroom 4'5" x 8'3" (1.369m x 2.53m)



Fully tiled walls and fitted with a panelled bath, low level w/c, pedestal wash hand basin, separate glazed shower cubicle, radiator, extractor fan, uPVC double glazed window to rear aspect.

Bedroom One 11'8" x 10'7" (3.57m x 3.23m)



uPVC double glazed window to the front aspect, built in wardrobes, radiator.

Gardens



FRONT:- Gated path to the entrance and a path to the passage way, area providing off street parking.

REAR:- Enclosed by conifers and fencing, laid to patio, lawn and and an area laid to chippings, brick built outhouse.

Bedroom Two 9'10" x 9'2" (to wardrobes) (3m x 2.8m (to wardrobes))

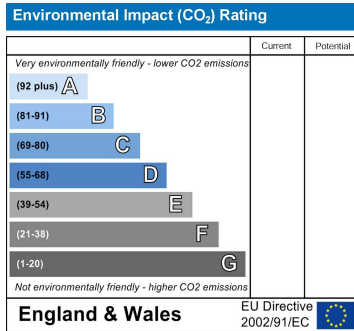
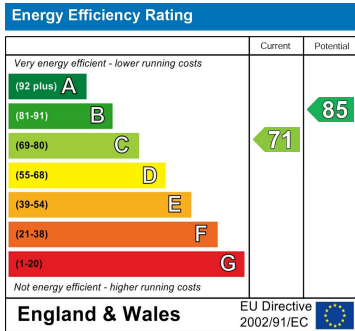


uPVC double glazed window to the rear aspect, built in wardrobes, radiator.

Bedroom Three 7'6" x 8'9" (including stairwell) (2.3m x 2.67m (including stairwell))

uPVC double glazed window to the front aspect, built in wardrobes, radiator.

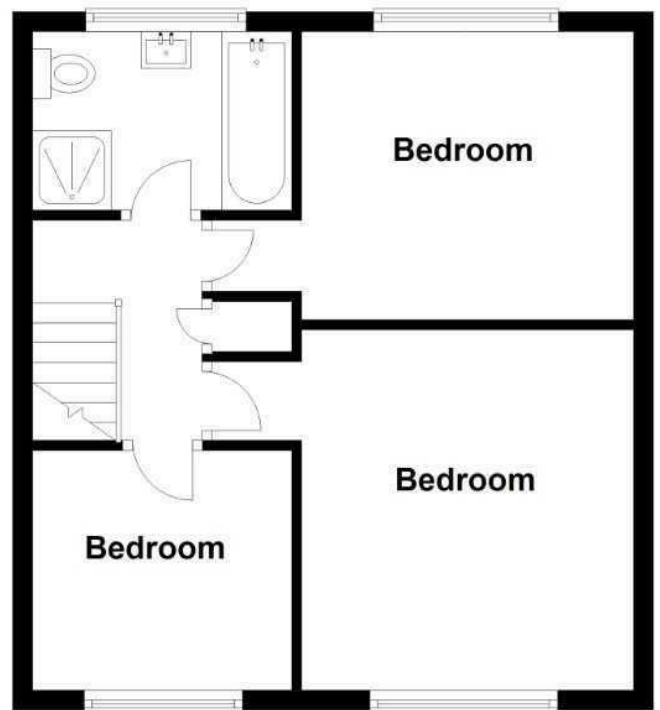
203 Broomhill Road, Broomhill, Bristol, BS4 4TF



Ground Floor



First Floor



Whilst every attempt has been made to ensure accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or measurement
Plan produced using PlanUp.